

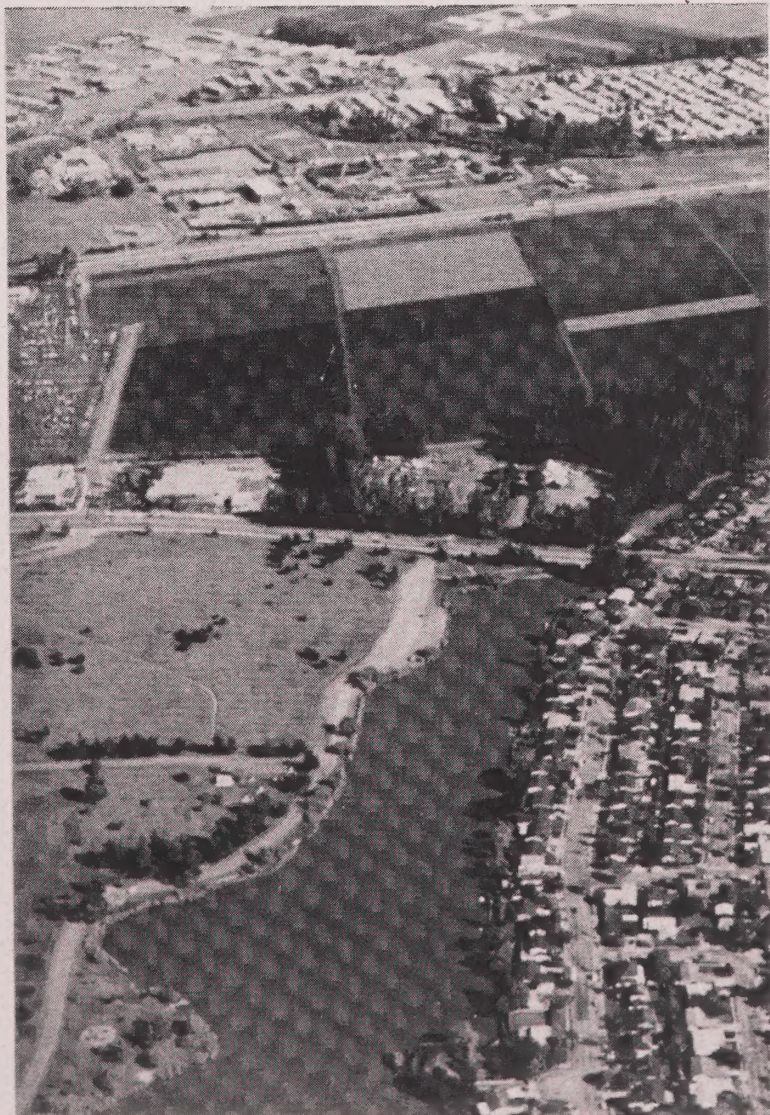
GENERAL PLAN LAND USE ELEMENT

July 2002

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COMMUNITY DEVELOPMENT DEPARTMENT

OUR MISSION STATEMENT

Our mission is to serve all persons in a positive and courteous manner and help ensure that San Luis Obispo continues to be a healthy, safe, attractive, and enjoyable place to live, work, or visit. We help plan the City's form and character, support community values, preserve the environment, promote the wise use of resources, and protect public health and safety.

OUR SERVICE PHILOSOPHY

The City of San Luis Obispo Community Development Department staff provides high quality service when you need it. We will:

- ◆ Listen to understand your needs;
- ◆ Give clear, accurate and prompt answers to your questions;
- ◆ Explain how you can achieve your goals under the City's rules;
- ◆ Help resolve problems in an open, objective manner;
- ◆ Maintain high ethical standards; and
- ◆ Work to improve our service.

City of San Luis Obispo

GENERAL PLAN

LAND USE ELEMENT

This element was adopted August 23, 1994, by City Council Resolution No. 8332. The following text amendments have been adopted:

<u>Topic</u>	<u>Date</u>	<u>Resolution Number</u>
Telecommunications and safety facilities on hills	April 2, 1996	8520
Water retrofit credit for annexations	July 2, 1996	8560
Airport Area interim annexations	April 1, 1997	8650 & 8652
Offices and bakeries in Services and Manufacturing areas	April 1, 1997	8654
Replacement of certain hillside houses	April 1, 1997	8655
Pertaining to Prefumo Creek Homes	April 1, 1997	8657
Maino Family open space area	May 19, 1998	8806
Margarita Area park development	June 18, 2002	9331

The Land Use Map, which shows land use designations, the urban reserve line, and special planning areas on a print about three feet square, is part of this element. Amendments to the Land Use Map are listed in annual reports on the General Plan.

The City's General Plan is made up of sections called "elements." Each element focuses on certain topics as required or allowed by State law. According to State law, each element carries equal weight in defining City policies. In July 2002, the following elements comprised the City's General Plan:

Title	Adoption or Last Major Revision Date
Land Use	1994
Housing*	1994
Circulation	1994
Open Space*	1994
Conservation*	1973
Parks and Recreation	2001
Noise	1996
Safety	2000
Energy Conservation*	1981
Water & Wastewater Management	1996

** Revisions to these elements are being prepared.*

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John Ewan
Jan Marks
Christine Mulholland
Ken Schwartz

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Allan Cooper
James Caruso
Michael Boswell
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Variable	Unit	Mean	Standard Deviation	Minimum	Maximum
Age	Years	35.2	12.5	18	65
Gender	Male/Female	50/50			
Education	Years	12.8	1.5	9	16
Income	\$/month	1500	500	500	3000
Health Status	Good/Bad	60/40			
Marital Status	Married/Single	70/30			
Occupation	Various				
Religion	Various				
Smoking	Yes/No	20/80			
Alcohol Consumption	Yes/No	10/90			

Table 2. Summary of the data collected for the study.

Variable	Unit	Mean	Standard Deviation	Minimum	Maximum
Age	Years	35.2	12.5	18	65
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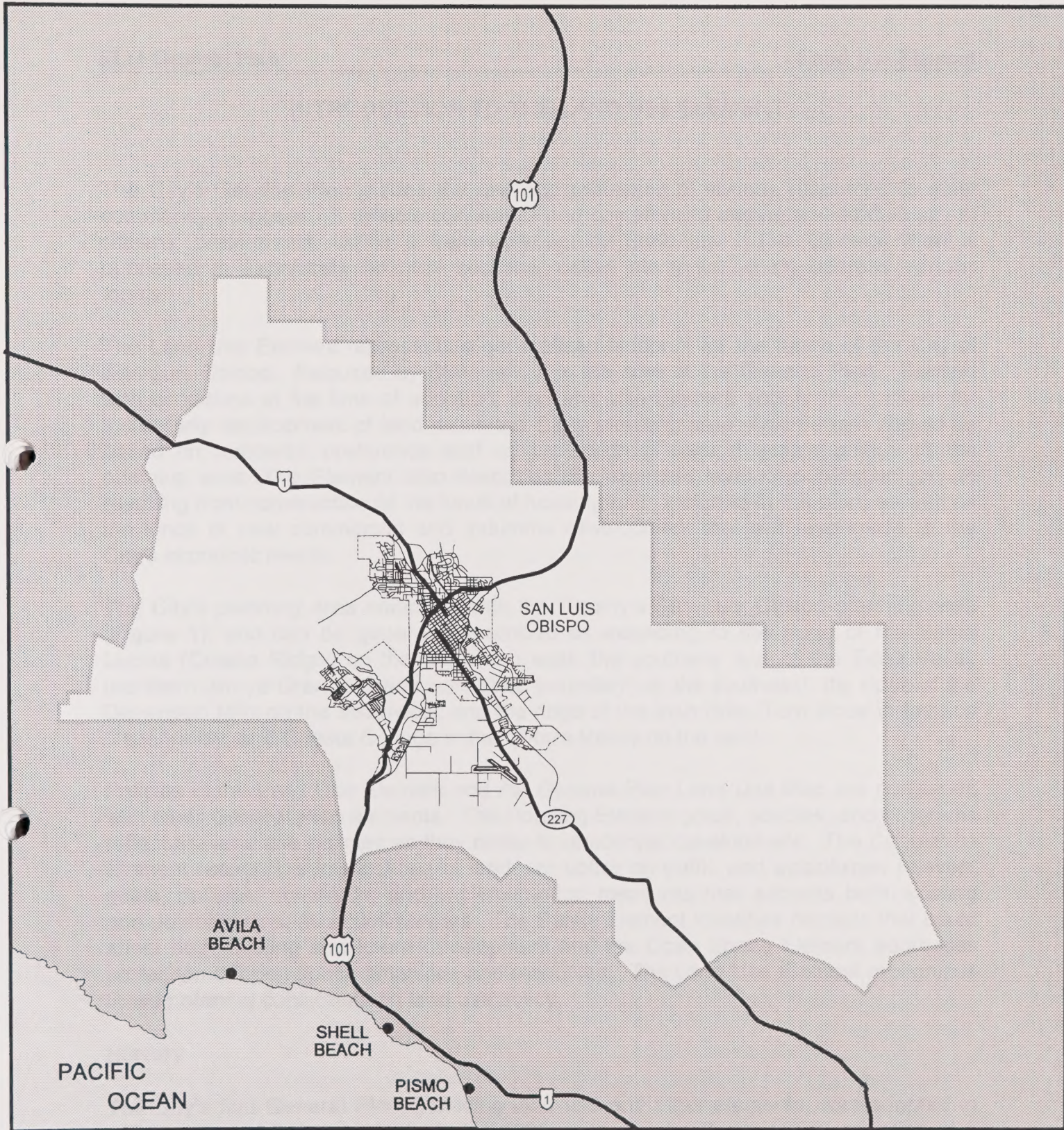


FIGURE 1 SAN LUIS OBISPO PLANNING AREA



city of
san luis obispo



SAN LUIS OBISPO
PLANNING BOUNDARY

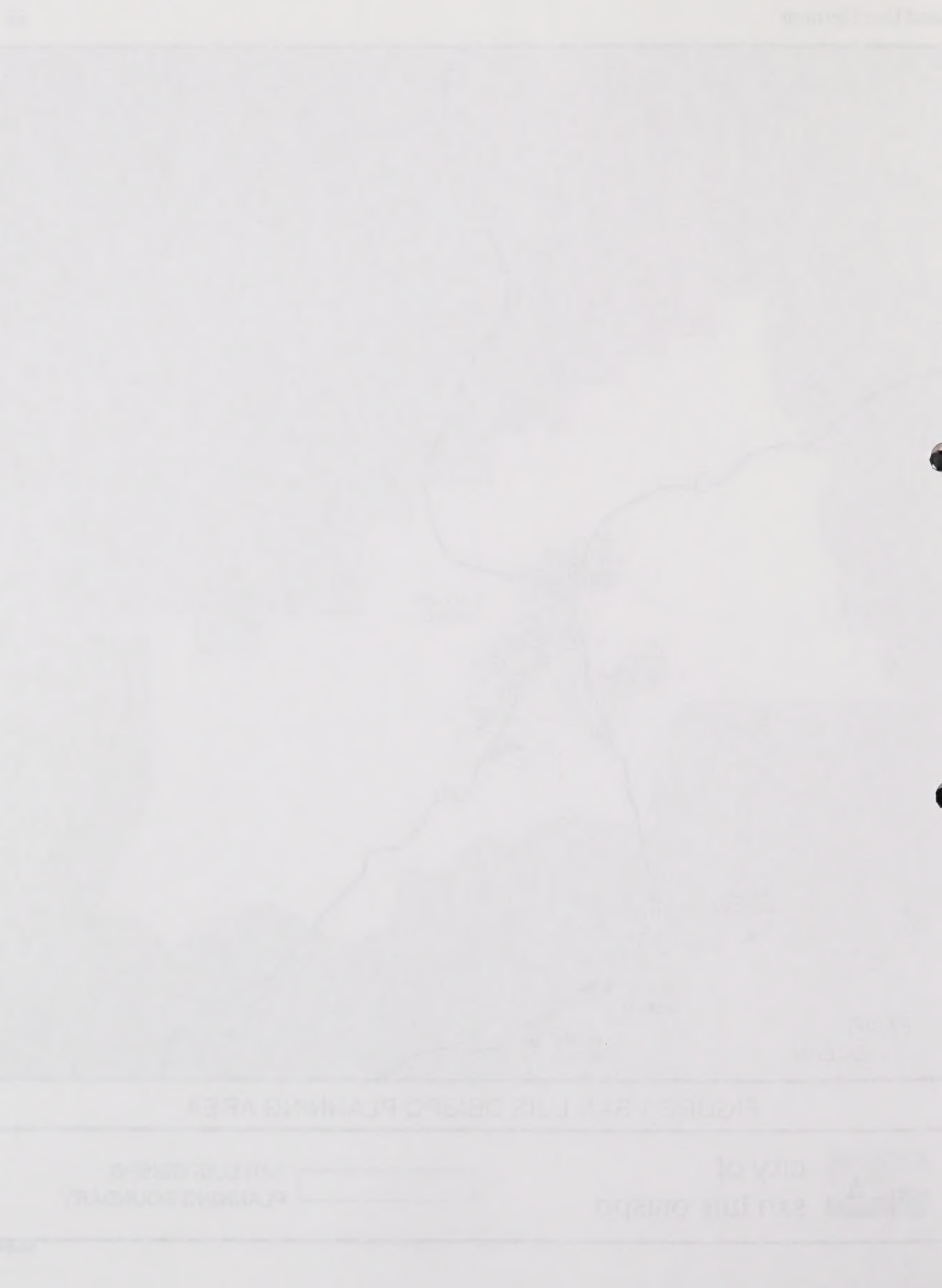


FIGURE 1-1: DALLAS-FORT WORTH RAIL PLANNING AREA

City of
Dallas and Fort Worth

RAIL PLANNING AREA
RAILWAY CORRIDOR

INTRODUCTION TO THE LAND USE ELEMENT

The City's General Plan guides the use and protection of various resources to meet community purposes. It reflects consensus and compromise among a wide diversity of citizens' preferences, within a framework set by State law. The General Plan is published in separately adopted sections, called elements, which address various topics.

The Land Use Element represents a generalized blueprint for the future of the City of San Luis Obispo. Required by State law, it is the core of the General Plan. Starting with conditions at the time of adoption, the Land Use Element sets forth a pattern for the orderly development of land within the City's planning area. This pattern should be based on residents' preference and on protection of natural assets unique to the planning area. The Element also describes the expected level of population growth resulting from construction of the kinds of housing units included in the plan, as well as the kinds of new commercial and industrial development that are responsive to the City's economic needs.

The City's planning area coincides with the County's San Luis Obispo planning area (Figure 1), and can be generally described as extending to the ridge of the Santa Lucias (Cuesta Ridge) on the north and east; the southerly end of the Edna Valley (northern Arroyo Grande Creek watershed boundary) on the southeast; the ridge of the Davenport Hills on the southwest; and the ridge of the Irish Hills, Turri Road in the Los Osos Valley, and Cuesta College in the Chorro Valley on the west.

Policies in the Land Use Element and the General Plan Land Use Map are consistent with other General Plan elements. The Housing Element goals, policies, and programs reflect the land use policies as they relate to residential development. The Circulation Element recognizes implications of land use policy on traffic and establishes relevant goals, policies, standards, and implementation measures that address both existing and potential circulation deficiencies. The Safety Element identifies hazards that could affect both existing and future development and the Open Space Element addresses protection of open space amenities and resources. The Land Use Element recognizes these potential constraints on land use policy.

History

The City's first General Plan, including land use and other elements, was adopted in 1961. A revised plan was adopted in 1966, following the County's first adoption of a plan for the San Luis Obispo area in 1965. The City adopted major revisions of its land use element in 1972 and in 1977. The current element is a revision of the 1977 version.

Public Participation

Before adopting or revising any General Plan element, the Planning Commission and the City Council hold public hearings. The City publishes notices in the local newspaper to let citizens know about the hearings at least ten days before they are held. Also, the City prepares environmental documents to help citizens understand the expected consequences of its planning policies before the hearings are held.

The City started work on updating this element with a series of public workshops in 1988. Also, the City took a public opinion survey and established committees to give advice on the element.

The City intends to re-evaluate this element about every ten years. Parts of it may be updated more often. There will be annual reports on how the plan has been implemented and changed. Anyone may suggest or apply for an amendment to the General Plan at any time, though there are limits on how often it can be amended.

Background to This Land Use Element Update

The Introduction to the 1977 Land Use Element contained a philosophical discussion of existing conditions and issues facing the City. The discussion is still valid today. Its premise is that the City and County, while still relatively rural and apparently capable of providing room for new residents, face some known and several undefined finite resources which may constrain growth. Furthermore, the introduction said, public attitudes towards the desirability of growth had changed since the City's first General Plan; experience with growth had caused citizens and public officials to question whether growth, even well planned, produces benefits worth the social, economic and environmental costs and consequences. On the environmental side, the element stated that key resources known to have finite limits were water supply and air quality. All the basic resources -- land, water and air -- can accommodate some additional growth without severe impacts, but eventually and inevitably growth must stabilize and stop, or else exceed resource limitations with destructive social, economic and environmental ramifications. The purpose of the 1977 element, the Introduction said, was to apply planning methodologies to manage the rate and extent of growth so that irreversible environmental problems would not get out of hand before they were recognized.

Concerns about environmental quality continue today, and have informed much of the current revision. Votes of residents and the public opinion survey of residents done as part of this General Plan update have strongly reaffirmed the commitment of residents to preserve and enhance the environmental quality of our community. In the years since 1977 additional issues have become better defined. One, for example, is the maintenance of the remaining prime farmland in and around the City. The 1977 Element cited this as one of the primary issues facing planners, but failed to propose a

concrete solution. As a result, irreplaceable agricultural land has been lost. This revision proposes solutions to the continued irretrievable loss of this world-class natural asset. Another issue that was less well understood in 1977 is the preservation of important wildlife and native plant habitats; this revision proposes methods to begin preservation of such habitats, including planning based on the identification, mapping and monitoring of the community's existing natural assets. This element is a continuation of the 1977 element; it represents fine tuning rather than a new beginning.

Community Values

As the 1977 element noted, public attitudes and values are an essential part of what shapes planning documents. The residents of San Luis Obispo have expressed strong community values. For the past 25 years, residents have again and again voiced their desire to preserve environmental assets and control excessive growth. There have been many public votes on such issues, and all have expressed the same set of community values:

- In 1972, 70% of city voters rejected by referendum an environmentally-controversial annexation in the Edna Valley, the Danley Annexation.
- In June 1978, 62% of city voters amended the city Charter by initiative to allow voters to vote yes or no on annexations.
- In November 1978, when the first Charter-mandated votes on annexations were held, 58% of voters rejected the Foothills annexation, and 56 % the Ferrini annexation.
- In 1983, 73% of city voters said the city should protect sensitive hillsides and consider purchasing open space in order to preserve it.
- Also in 1983, 69% of city voters said Port San Luis should not be used for offshore oil activities.
- In 1985, 71% of voters chose to amend the San Luis Obispo Charter to require that land annexed to the city can only be developed in consistency with the General Plan.
- In 1989, 68% of city voters said growth management regulations should apply to all development in the city.
- In 1991, 69% of city voters repealed by referendum Council-approved zoning for the Islay Hill/Arbors Tract.

- Also in 1991, in the midst of the worst drought in history, 56% of city voters said the city should not participate in the State Water Project.
- In a 1992 referendum, a similar percentage of city voters rescinded Council approval for joining the State Water Project.

As voters, the people of San Luis Obispo have spoken clearly and consistently on environmental protection and quality of life issues for the past 25 years.

Citizens spoke equally clearly when polled by the City in 1988 as part of the current Land Use Element update. The 585 poll respondents placed quality of life and environmental issues at the top of their concerns. Ninety percent of respondents listed the natural environment as their top quality of life concern. Asked, in an open-ended question, the City's greatest problem, the top response (42%) was excessive growth. (The next largest response, at 15%, was traffic.) Asked, also in an open-ended question, the City's greatest strength, 53% of responses concerned environmental quality and sense of community.

Asked what reductions in quality of life they were willing to accept in return for greater economic growth, in the following areas a majority said "none":

- air pollution, 83%;
- increased traffic and traffic noise, 67%;
- development on peaks and hillsides, 66%;
- development on farmland and ranch land, 51%;
- development harmful to creeks, 67%
- overall pace of life, 51%.

Asked to pick a growth rate from listed categories, 85% of respondents picked categories ranging from none (15%) to slower than the state and county (51%) to no faster than the county (19%).

Despite such consistent and strong expression of community values, there has been continued, incremental degradation of the natural environment expressly valued by residents of San Luis Obispo.

The present Land Use Element update must be understood as emerging from the context of the community's past experiences and present attitudes. It is a document that charts a future course of concern with environment, society, economy and quality of life, and responds to the desires of the City's residents.

PREAMBLE TO THE LAND USE ELEMENT

We the people of San Luis Obispo hold that we have the right to determine our community's destiny based on our community's values; that the future livability of our community will be driven by historical choices made from day to day, and not by inevitable forces beyond our control; that in an age when the livability of large, urban communities to our north, south, and east is being destroyed by incrementally accelerating environmental degradation and the breakdown of civility, we assert our desire to seek a different sort of future for our community; that, therefore, we direct our elected representatives and civic employees to preserve our community's natural environment and control excessive growth detrimental to the long-term sustainability of the community.

SAN LUIS OBISPO'S VISION

Our vision is of a sustainable community, within a diverse natural and agrarian setting, which is part of a larger ecosystem upon which its existence depends. San Luis Obispo will maintain its healthy and attractive natural environment valued by residents, its prosperity, and its sense of safety and community, within a compact urban form. Our community will have a comprehensible scale, where people know each other and where their participation in government is welcome and effective. The general plan outlines basic features of the city needed to sustain our livelihoods, our natural and historical heritage, and our needs for interaction and expression. The general plan is a benchmark in the continuing planning process, reflecting the desires of citizens with different backgrounds to sustain the community's qualities for themselves and for future generations.

The City should provide a setting for comfortable living, including work and recreation. The City should live within its resources, preserve the relatively high levels of service, environmental quality and clean air valued by its residents, and strive to provide additional resources as needed.

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COMMUNITY GOALS

Introduction

Goals describe desirable conditions. In this context, they are meant to express the community's preferences for basic future directions. In the goal statements, "San Luis Obispo" means the community as a whole, not just the City as a municipal corporation. The statements also indicate what the City should do and what it should influence others to do. The goals state San Luis Obispo's basic positions on the extent, rate, composition, and financing of growth. The following Growth Management section includes policies and programs which offer more specific guidance on these topics. Later sections, dealing with parts of the City and with land-use categories, give more detailed direction on preserving neighborhoods and designing new development.

Approach to Planning *San Luis Obispo should:*

1. Choose its future, rather than let it happen. San Luis Obispo should be proactive in implementing its vision of the future, and should work with other agencies and institutions to create our desired mutual future.

Environment *San Luis Obispo should:*

2. Protect and enhance the natural environment, including the quality of air, water, soil, and *open space*.
3. Protect, sustain, and where it has been degraded, enhance wildlife habitat on land surrounding the city, at Laguna Lake, along creeks and other wetlands, and on open hills and ridges within the city, so that diverse, native plants, fish, and animals can continue to live within the area.
4. Protect public views of the surrounding hills and mountains.
5. Recognize the importance of farming to the economy of the planning area and the county, protect agriculture from development and from incompatible uses, and protect remaining undeveloped prime agricultural soils.
6. Protect and restore natural landforms and features in and near the city, such as the volcanic morros, hillsides, marshes, and creeks.
7. Foster appreciation among citizens of the complex abundance of the planning area's environment, and of the need to respect natural systems.
8. Identify, map and monitor our community's natural assets to preserve and protect them.

Society & Economy

San Luis Obispo should be a well balanced community. Environmental, social, and economic factors must be taken into account in important decisions about San Luis Obispo's future. A healthy economy depends on a healthy environment. The social fabric of the community for both residents and visitors must also be a part of that balance. Therefore, complementary to the goals and objectives of this element, the City shall maintain and bi-annually review goals and objectives that promote the economic well being of the community.

San Luis Obispo should:

9. Provide employment opportunities appropriate for area residents' desires and skills.
10. Provide goods and services which substantial numbers of area residents leave the area regularly to obtain, provided doing so is consistent with other goals.
11. Retain existing businesses and agencies, and accommodate expansion of existing businesses, consistent with other goals.
12. Emphasize more productive use of existing commercial buildings and land areas already committed to urban development.
13. Provide an adequate revenue base for local government and public schools.
14. Provide high quality public services, ensuring that demands do not exceed resources and that adequate facilities and services can be provided in pace with development.
15. Cooperate with other agencies in the county to assure that increases in the numbers of workers and college and university students in the San Luis Obispo area do not outpace housing availability.
16. Accommodate residents within all income groups.
17. Preserve existing housing which is affordable to residents with very low, low, and moderate incomes.
18. Actively seek ways to provide housing which is affordable to residents with very low, low, and moderate incomes, within existing neighborhoods and within expansion areas.

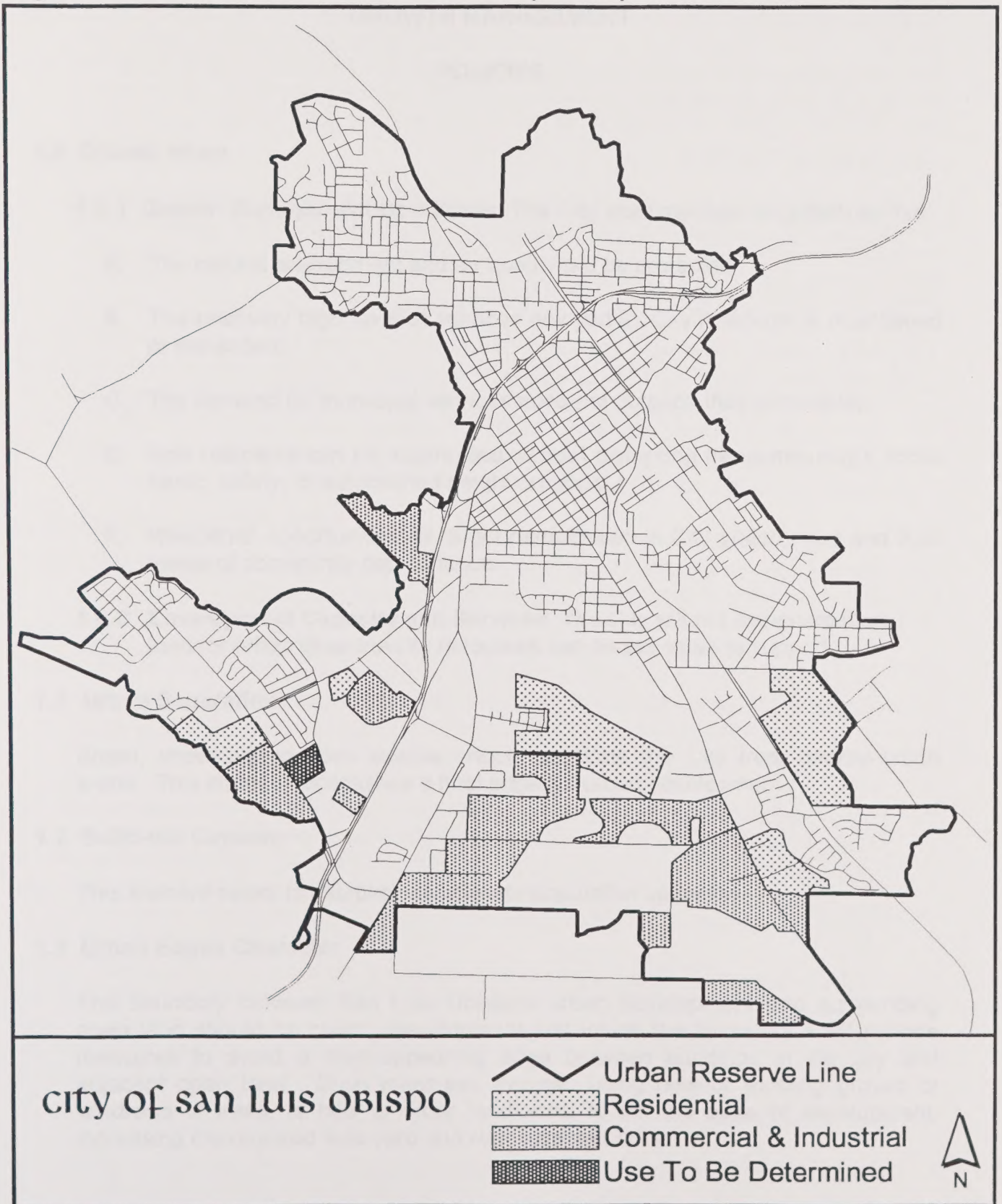
19. Encourage opportunities for elder care and child care within the city.
20. Enrich community cultural and social life by accommodating people with various backgrounds, talents, occupations, and interests.
21. Provide a resilient economic base, able to tolerate changes in its parts without causing overall harm to the community.
22. Have developments bear the costs of resources and services needed to serve them, except where the community deliberately chooses to help pay in order to achieve other community goals.
23. Provide for high quality education and access to related services such as museums, art galleries, public art, and libraries.
24. Serve as the county's hub for: county and state government; education; transportation; visitor information; entertainment; cultural, professional, medical, and social services; community organizations; retail trade.
25. Provide a wide range of parks and sports and recreational facilities for the enjoyment of our citizens.
26. Retain accessible, responsive, and capable local government.
27. Ensure that residents' opportunities for direct participation in City government and their sense of community can continue.

City Form *San Luis Obispo should:*

28. Maintain the town's character as a small, safe, comfortable place to live, and maintain its rural setting, with extensive open land separating it from other urban development.
29. Maintain existing neighborhoods and assure that new development occurs as part of a neighborhood pattern.
30. Keep a clear boundary between San Luis Obispo's urban development and surrounding open land.
31. Grow gradually outward from its historic center until its ultimate boundaries are reached, maintaining a compact urban form.
32. Foster an awareness of past residents and ways of life, and preserve our heritage of historic buildings and places.

33. Develop buildings and facilities which will contribute to our sense of place and architectural heritage.
34. Develop buildings and places which complement the natural landscape and the fabric of neighborhoods.
35. Focus its government and cultural facilities and provide a variety of business services and housing in the downtown.
36. Provide a safe and pleasant place to walk and ride a bicycle, for recreation and other daily activities.
37. Be a safe place to live.

Figure 2: Urban Reserve Line & Principal Expansion Areas





GROWTH MANAGEMENT

POLICIES

1.0 Overall Intent

1.0.1 Growth Management Objectives The City shall manage its growth so that:

- A. The natural environment and air quality will be protected.
- B. The relatively high level of services enjoyed by City residents is maintained or enhanced.
- C. The demand for municipal services does not outpace their availability.
- D. New residents can be assimilated without disrupting the community's social fabric, safety, or established neighborhoods.
- E. Residents' opportunities for direct participation in City government and their sense of community can continue.

1.0.2 Development Capacity and Services The City will not designate more land for urban uses than its resources can be expected to support.

1.1 Urban Separation

Broad, undeveloped open spaces should separate the City from nearby urban areas. This element establishes a final edge for urban development.

1.2 Build-out Capacity

This element seeks to establish an ultimate population capacity.

1.3 Urban Edges Character

The boundary between San Luis Obispo's urban development and surrounding open land should be clear. Development just inside the boundary shall provide measures to avoid a stark-appearing edge between buildings in the city and adjacent open land. Such measures include: using new or existing groves or windrows of trees, or hills or other landforms, to set the edge of development; increasing the required side-yard and rear-yard setbacks.

1.4 Jobs/Housing Relationship

The gap between housing demand (due to more jobs and college enrollment) and supply should not increase.

1.5 Regional Planning

The City will encourage regional planning and growth management throughout the County, and in cooperation with neighboring counties and the State.

1.6 City Size and Expansion

1.6.1 Urban Reserve The City shall have an *urban reserve line* containing the area around the City where urban development might occur (Land Use Element Map and Figure 2). Urban uses within this line should be developed according to City-approved plans, consistent with this element. Non-urban agricultural, open space, and wildlife corridor uses are also encouraged within the urban reserve, as interim or permanent uses shown on City-approved plans.

1.6.2 Expansion Areas *Expansion areas* adequate for growth consistent with these policies should be designated within the urban reserve line (Land Use Element Map and Figure 2).

1.6.3 Interim Uses Expansion areas should be kept in agriculture, compatible agricultural support services, or open-space uses until urban development occurs, unless a City-approved specific plan provides for other interim uses.

1.7 Greenbelt (See also Section 6, Resource Protection)

1.7.1 Open Space Protection Within the City's planning area and outside the urban reserve line, undeveloped land should be kept open. Prime agricultural land, productive agricultural land, and potentially productive agricultural land should be protected for farming. Scenic lands, sensitive wildlife habitat, and undeveloped prime agricultural land should be permanently protected as open space.

1.7.2 Greenbelt Uses Appropriate greenbelt uses include: watershed; wildlife habitat; grazing; cultivated crops; parks and outdoor recreation (with minimal land or landscape alteration, building, lighting, paving, or use of vehicles, so rural character is maintained); and home sites surrounded by land of sufficient size and appropriately located with respect to topography and vegetation to maintain the open character.

1.7.3 Commercial Uses Commercial development shall not occur, unless it is clearly incidental to and supportive of agriculture or other open-space uses.

1.7.4 Parcel Sizes & Density The City will encourage the County to create no new parcels within the greenbelt, with the exception of those permitted under the following cluster incentive. Outside of clusters, allowed parcel sizes within the greenbelt should be no smaller, and the number of dwellings allowed on a parcel should be no more, than designated by the 1989 San Luis Obispo County Land Use Element.

1.7.5 Building Design and Siting All new buildings and structures should be subordinate to and in harmony with the surrounding landscape. The City should encourage County adoption of regulations prohibiting new structures on ridge lines or in other visually prominent or environmentally sensitive locations, and allowing transfer of development rights from one parcel to another in order to facilitate this policy.

1.7.6 Wildlife Habitat Continuous wildlife habitat --including corridors free of human disruption-- shall be preserved and, where necessary, created.

1.7.7 Trees Significant trees, particularly native species, shall be preserved.

1.8 Prime Agricultural Land

1.8.1 Agricultural Protection It is the City's policy to encourage preservation of economically viable agricultural operations and land within the urban reserve and city limits. The City should provide for the continuation of farming through steps such as provision of appropriate general plan designations and zoning.

1.8.2 Prime Agricultural Land Development of prime agricultural land may be permitted, if the development contributes to the protection of agricultural land in the urban reserve or greenbelt by one or more of the following methods, or an equally effective method: acting as a receiver site for transfer of development credit from prime agricultural land of equal quantity; securing for the City or for a suitable land conservation organization open space easements or fee ownership with deed restrictions; helping to directly fund the acquisition of fee ownership or open space easements by the City or a suitable land conservation organization. Development of small parcels which are essentially surrounded by urbanization need not contribute to agricultural land protection.

1.9 Residential Clustering for Open Space Protection

1.9.1 Basis for Variation Allowed parcel sizes and the number of dwellings may vary from policy 1.7.4 when:

- A. All new dwellings will be clustered contiguously in accordance with Table 1;
- B. The area outside the cluster is permanently protected as open space;

- C. Agricultural easements are placed on prime agricultural lands outside the cluster.

1.9.2 Means of Protection Open space is to be preserved either by dedication of permanent easements or transfer of fee ownership to the City, the County, or a responsible, nonprofit conservation organization.

TABLE 1
RESIDENTIAL CLUSTERING FOR OPEN SPACE PROTECTION

Minimum non-cluster parcel size (acres)	Minimum site area to be open space, outside cluster (percent)	Minimum overall site area per dwelling (acres)	Maximum lot area (acres)
20	80	10	1
30	80	15	1
40	85	20	1
80	90	40	1
160	95	80	2.5
320 or more	95	160	2.5

1.9.3 Public Access Areas preserved for open space should include public trail access, controlled to protect the natural resources, to assure reasonable security and privacy of dwellings, and to allow continuing agricultural operations. Public access through production agricultural land will not be considered, unless the owner agrees.

1.9.4 Design Standards Cluster development shall:

- A. Be set back approximately 150 feet from public roads;
- B. Be screened from public views by land forms or landscaping, but not at the expense of habitat. If the visually screened locations contain sensitive habitats or unique resources as defined in the Open Space Element, avoid development in those areas and instead design the cluster in the form of vernacular farm building complexes, to blend with the traditional agricultural working landscape.

- C. Be located on other than prime agricultural land and be situated to allow continued agricultural use;
- D. Prohibit building sites and roads within stream corridors and other wetlands, on ridge lines, rock outcrops, or visually prominent or steep hillsides, or other sensitive habitats or unique resources as defined in the Open Space Element.
- E. Preserve historic or archaeological resources.

1.10 Air Quality

If measures proposed at the time this element was adopted, mitigation decided during project review, or other programs or incentives intended to offset significant air-quality impacts of growth prove to be ineffective, the City will amend this Land Use Element to reduce its development capacity and will encourage other jurisdictions to reduce theirs, so that air quality will not deteriorate unacceptably because of growth. The City would then consider raising planned capacities to previous levels only if measures effective in protecting air quality are carried out.

1.11 Growth Rates & Phasing

1.11.1 Overall Intent Growth rates should provide for the balanced evolution of the community and the gradual assimilation of new residents. Growth must be consistent with the City's ability to provide resources and services and with State and City requirements for protecting the environment, the economy, and open space.

1.11.2 Residential Growth Rate The City's housing supply shall grow no faster than one percent per year, averaged over a 36-month period, excluding dwellings affordable to residents with very low or low incomes as defined in the Housing Element. This rate of growth may continue so long as the City's basic service capacity is assured. Table 2 shows the approximate number of dwellings and residents which would result from the one percent maximum average annual growth rate over the planning period.

1.11.3 Phasing Residential Expansions Before a residential expansion area is developed, the City must have adopted a specific plan or a development plan for it. Such plans for residential expansion projects will provide for phased development, consistent with the population growth outlined in Table 2, and taking into account expected infill residential development within the 1994 City limits.

Though the periods of development of the major residential expansion areas may overlap, the City prefers to complete one neighborhood before beginning another. The sequence of development of the major residential expansion areas will be decided based on the affordability of dwellings, and other public benefits, primarily open space. The area committing to development of the largest number of dwellings affordable to residents with very low, low, or moderate incomes would be developed first, with open space dedication or other public benefits used to decide the order if two or three areas offer substantially the same housing affordability. The anticipated intervals for the major expansion areas' development are: first area, 1997 - 2003; second area, 2004 - 2010; third area, 2011 - 2017.

TABLE 2
ANTICIPATED CITY POPULATION GROWTH

Year	Approximate Maximum Number of Dwellings	Anticipated Number of People *
1992	18,200	42,800
1997	19,100	45,000
2002	20,100	47,300
2007	21,000	49,700
2012	22,200	52,200
2017	23,300	54,900
2022	24,300	57,200
Estimated urban reserve capacity:		57,700**

* Includes residents of group housing.

** Includes Cal Poly campus residents, who are inside the urban reserve but who were outside the City limits in 1994.

1.11.4 Nonresidential Growth Rate Each year, the City Council will evaluate the actual increase in nonresidential floor area over the preceding five years. The Council shall consider establishing limits for the rate of nonresidential development if the increase in nonresidential floor area for any five-year period exceeds five percent, except that the first 300,000 square-feet of nonresidential floor area constructed after 1994 shall be excluded from calculating the increase. Any limits so established shall not apply to:

- A. Changed operations or employment levels, or relocation or ownership change, of any business existing within the City at the time the limit is set;
- B. Additional nonresidential floor area within the downtown core (Figure 4);
- C. Public agencies;
- D. Manufacturing, light industrial, or research businesses.

1.12 Educational and Governmental Facilities Near the City

1.12.1 Overall policy Communication and cooperation between the City and nearby government institutions is important and must be maintained, because changes in the numbers of workers, students, and inmates of the three major public institutions near the City directly influence the City's economic base, land use, circulation, and ability to manage growth. The City should continue to work with Cuesta College and Cal Poly to assure that enrollment growth addressed in their approved master plans will not result in any significant adverse impacts on the City.

1.12.2 Cal Poly The City favors Cal Poly's approved master plan enrollment targets. These targets should not be changed in a way that would exceed campus and community resources. The City favors additional on-campus housing, enhanced transit service, and other measures to minimize impacts of campus commuting and enrollment.

1.12.3 California Men's Colony The City supports communication and cooperation between the City and California Men's Colony (CMC). The City shall continue to work with CMC to identify resource constraints and to avoid adverse impacts of increased inmate population.

1.12.4 Cuesta Community College The City favors measures such as course offerings at satellite campuses and enhanced transit service to avoid housing and commuting impacts of increasing enrollment at Cuesta College.

1.13 Annexation and Services

1.13.1 Water & Sewer Service The City shall not provide nor permit delivery of City water or sewer services to the following areas. However, the City will serve those parties having valid previous connections or contracts with the City.

- A. Outside the City limits;
- B. Outside the urban reserve line;

- C. Above elevations reliably served by gravity-flow in the City water system;
- D. Below elevations reliably served by gravity-flow or pumps in the City sewer system.

1.13.2 Annexation Purpose and Timing *Annexation* should be used as a growth management tool, both to enable appropriate urban development and to protect open space. Areas within the urban reserve line which are to be developed with urban uses should be annexed before urban development occurs. The City may annex an area long before such development is to occur, and the City may annex areas which are to remain permanently as open space. An area may be annexed in phases, consistent with the city-approved specific plan or development plan for the area. Phasing of annexation and development will reflect topography, needed capital facilities and funding, open space objectives, and existing and proposed land uses and roads. (See also Section 7.0, Airport Area.)

1.13.3 Required Plans Land in any of the following annexation areas may be developed only after the City has adopted a plan for land uses, roads, utilities, the overall pattern of subdivision, and financing of public facilities for the area. The plan shall provide for open space protection consistent with policy 1.13.5.

- A. For the Airport area, a specific plan shall be adopted for the whole area. Until a specific plan is adopted, properties may only be annexed if they meet the following criteria:
 - 1. The property is contiguous to the existing city limits; and
 - 2. The property is within the existing urban reserve line; and
 - 3. The property is located near to existing infrastructure; and
 - 4. Existing infrastructure capacity is available to serve the proposed development; and
 - 5. A development plan for the property belonging to the applicant(s) accompanies the application for annexation; and
 - 6. The applicant(s) agree to contribute to the cost of preparing the specific plan and constructing area-wide infrastructure improvements according to a cost -sharing plan maintained by the City.

- B. For the Orcutt expansion area, a specific plan shall be adopted for the whole area before any part of it is annexed.
- C. For the Margarita Area, annexation may occur following the City Council's 1998 approval of a draft specific plan as the project description for environmental review. Except for City parks or sports fields, further development shall not occur until the City has completed environmental review and adopted a specific plan. City parks or sports fields may be developed before the specific plan is adopted, if environmental review for the park or sports field has been completed, and if the park or sports field is consistent with the General Plan and the draft specific plan most recently endorsed by the City Council.

Private properties that are annexed before the specific plan is adopted shall be zoned Conservation/Open Space upon annexation, and shall be zoned consistent with the specific plan when it is adopted.

- D. For any other annexations, the required plan may be a specific plan, development plan under "PD" zoning, or similar development plan covering the entire area.

1.13.4 Development and Services Actual development in an annexed area may be approved only when adequate City services can be provided for that development, without reducing the level of services or increasing the cost of services for existing development and for build-out within the City limits as of July 1994, in accordance with the City's water management policies. The water management policies may allow part of the water retrofit credit that would be needed for build-out within the 1994 city limits to be used for annexation projects. Water for development in an annexed area may be made available by any one or any combination of the following:

- A. City water supply, including reclaimed water;
- B. Reducing usage of City water in existing development so that there will be no net increase in long-term water usage;
- C. Private well water, but only as an interim source, pending availability of an approved addition to City water sources, and when it is demonstrated that use of the well water will not diminish the City's municipal groundwater supply.

1.13.5 Open Space Each annexation shall help secure permanent protection for areas designated Open Space, and for the habitat types and wildlife corridors within the annexation area that are identified in policy 6.1.1. Policies concerning prime agricultural land shall apply when appropriate. The following standards shall apply to the indicated areas:

- A. Irish Hills Area** properties shall dedicate land or easements covering an area in the hills at least equal to the area to be developed. (See also Hillside Planning section 6.2.6.H.)

B. Margarita Area properties shall dedicate land or easements covering the hills above the elevation designated in the hillside planning section and riparian and wetlands areas as identified in the Open Space Element. (See also Hillside Planning section 6.2.6.E.)

C. Orcutt Area properties shall dedicate land or easements covering the Santa Lucia foothills and Mine Hill, as identified in the Open Space Element.

D. Airport Area properties shall secure protection for any on-site resources as identified in the Open Space Element. These properties, to help maintain the greenbelt, shall also secure open space protection for any contiguous, commonly owned land outside the urban reserve. If it is not feasible to directly obtain protection for such land, fees in lieu of dedication shall be paid when the property is developed, to help secure the greenbelt in the area south of the City's southerly urban reserve line.

E. Dalidio area properties (generally bounded by Highway 101, Madonna Road, and Los Osos Valley Road) shall dedicate land or easements for the approximately one-half of each ownership that is to be preserved as open space.

F. Other area properties, which are both along the urban reserve line and on hillsides, shall dedicate land or easements for about four times the area to be developed (developed area includes building lots, roads, parking and other paved areas, and setbacks required by zoning). (See also the Hillside Planning policies, section 6.2).

1.14 Costs of Growth

The costs of public facilities and services needed for new development shall be borne by the new development, unless the community chooses to help pay the costs for a certain development to obtain community-wide benefits. The City will adopt a development-fee program and other appropriate financing measures, so that new development pays its share of the costs of new services and facilities needed to serve it.

1.15 Solid Waste Capacity

In addition to other requirements for adequate resources and services prior to development, the City must determine that adequate solid waste disposal capacity will be available before granting any discretionary land use approval which would increase solid waste generation.

PROGRAMS

See also Section 10, Implementation

1.16 Countywide Planning

1.16.1 County "RMS" The City will monitor reports of the County "resource management system" and advocate adherence to that system's principle of assuring that there will be adequate resources and environmental protection before development is approved.

1.16.2 Regular Meetings The City will advocate and help arrange annual meetings among decision-makers of local jurisdictions to discuss regional issues.

1.16.3 Plans Summary The City will help keep up to date a summary of the land-use plans of all agencies in the County, showing areas designated for urban, rural, and open-space uses, and tabulating the capacities for various kinds of uses.

1.16.4 Countywide Group The City will discuss with other jurisdictions the desirability of forming a countywide planning group. This group would be composed of representatives of the County and each city. It could establish a regional plan, to define urban and rural areas and approximate capacities for different types of uses.

1.16.5 Project Review The City will help establish a procedure for all jurisdictions in the County to formally review local projects and general-plan amendments that could have countywide impact.

1.16.6 Regional Growth Management The City will advocate a regional growth-management program, which should include:

- A. Population growth no faster than the statewide average growth rate for the preceding year, and no faster than can be sustained by available resources and services, whichever is less.
- B. No significant deterioration in air quality, due to development activities for which local government has approval.
- C. Plans for large residential developments to include a range of housing types to provide opportunities for residents with very low, low, or moderate incomes.
- D. Voter approval for any significant change from open space, agriculture, or rural use to urban land uses.

1.16.7 Consistent Plans The City will seek County Board of Supervisors approval amending the County Land Use Element to make it consistent with this element, within San Luis Obispo's planning area. The City will work with the County during updates of the County's plan for the San Luis Obispo planning area.

1.16.8 City-County Agreement The City will pursue a memorandum of understanding between the City and County governments, pledging that neither agency will approve a substantial amendment to its plan for San Luis Obispo's planning area without carefully considering the comment and recommendation of the other agency. The key feature of the memorandum would be the City's acceptance of the planned amount of growth and the County's agreement to not allow urban development within the planning area but outside the City.

1.17 Rural Areas and Open-Space Planning

1.17.1 Means of Protection The City will pursue a wide range of means to protect the surrounding open lands, including: agreements with the County; annexations; zoning; acquisition of fee title, open space and conservation easements, or development rights; agricultural preserve contracts with tax reductions; transfer of development credits; and cluster development; acquisition of land, easements, or access rights along public road extensions through agricultural or open space areas; a program for payment of fees in lieu of dedicating open space; adoption of a right-to-farm ordinance.

1.17.2 Funding The City will aggressively pursue sources of revenue for open space purchase and protection. Such revenue will augment and extend the effectiveness of traditional tools for open space protection (such as zoning) and deal with the equity issues of land-owner compensation. The City will explore all potential funding sources and other creative incentive programs, including general obligation bonds, sales tax increase, property transfer tax, assessment districts, tax incentives, and state and federal loans and grants. The City will advocate countywide planning and funding for open space protection.

1.17.3 Refined Planning Area Map The City will prepare, incorporate into the general plan, and seek County concurrence for a refined land-use map applying to the City's planning area outside the urban reserve. The map will show:

- A. Areas to be kept in permanent open space, including scenic lands, sensitive wildlife habitat, and undeveloped prime agricultural land.

- B. Existing uses other than open space, relatively far from the City's urban reserve line, which may be maintained but which should not be expanded or made more intense, including institutional uses such as California Men's Colony, Camp San Luis Obispo, and Cuesta College, and scattered residential and commercial developments.
- C. Existing uses other than open space which may be considered for inclusion within the urban reserve line during the ten-year updates of this element, such as nearby groups of rural homesites;
- D. Any existing uses other than open space which should be changed, relocated, or removed to allow restoration of the natural landscape or agricultural uses.

1.17.4 Cluster District The City should encourage the County to adopt a "mandatory cluster district" for appropriate areas of the greenbelt under County jurisdiction, to implement Policies 1.7 and 1.9 and to better preserve the open space qualities of the land. The City recognizes the County major and minor cluster programs and TDC programs.

1.18 Air Quality

1.18.1 Model City The City will be a model of pollution control efforts. It will manage its own operations to be as pollution-free as possible. The City will work with other agencies and organizations to help educate citizens in ways to prevent air pollution.

1.18.2 Helping the Air District Along with other agencies and organizations, the City will help the Air Pollution Control District update and implement the County Clean Air Plan. The City, working with involved agencies and organizations, will help implement programs to reduce the number of single-occupant trips in gasoline and diesel-fueled vehicles, including restrictions on, and alternatives to, car access for Cal Poly and Cuesta College.

1.18.3 Development Review The City shall consult with the Air Pollution Control District on all significant development.

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CONSERVATION AND DEVELOPMENT OF RESIDENTIAL NEIGHBORHOODS

POLICIES

2.1 Neighborhood Protection and Enhancement

2.1.1 Neighborhood Identity The city shall assist residents to identify and designate neighborhoods. The city will work with residents to prepare neighborhood plans, to facilitate development of a sense of place within neighborhoods.

2.1.2 Neighborhood Groups The City should encourage and support the formation and continuation of neighborhood planning groups, composed of neighborhood residents.

2.1.3 Neighborhood Traffic Neighborhoods should be protected from intrusive traffic. All neighborhood street and circulation improvements should favor the pedestrian and local traffic. Vehicle traffic on residential streets should be slow. To foster suitable traffic speed, street design should include measures such as narrow lanes, landscaped parkways, traffic circles, textured crosswalks, and, if necessary, stop signs, speed humps, and bollards.

2.1.4 Neighborhood Connections All areas should have a street and sidewalk pattern that promotes neighborhood and community cohesiveness. There should be continuous sidewalks or paths of adequate width, connecting neighborhoods with each other and with public and commercial services to provide continuous pedestrian paths throughout the City. (See also the Circulation Element.)

2.1.5 Neighborhood Open Links The City should treat streets, sidewalks, and front setbacks as a continuous open link between all areas of the City and all land uses. These features should be designed as amenities for light, air, social contact, and community identity.

2.2 Residential Location, Uses, and Design

2.2.1 Mixed Uses & Convenience Neighborhoods shall include a mix of uses to serve the daily needs of nearby residents, including schools, parks, churches, and convenience retail stores. Neighborhood shopping and services should be available within about one mile of all dwellings. When nonresidential, neighborhood-serving uses are developed, existing housing shall be preserved. If existing dwellings are removed for such uses, the development shall include replacement dwellings.

2.2.2 Separation and Buffering Residential areas should be separated or screened from incompatible, nonresidential activities, including most commercial and manufacturing businesses, traffic arteries, the freeway, and the railroad. Residential areas should be protected from encroachment by detrimental commercial and industrial activities.

2.2.3 Housing and Aircraft New housing should not be allowed in areas where aircraft noise exposure and the risk of aircraft accidents are not acceptable.

2.2.4 Residential Next to Non-residential In designing development at the boundary between residential and non-residential uses, protection of a residential atmosphere is the first priority.

2.2.5 Street Access New residential developments, or redevelopments involving large sites, should be designed to orient low-density housing to local access streets, and medium- or high-density housing to driveways accessible from collector streets. Major arterials through residential areas shall provide only limited private access or controlled street intersections.

2.2.6 Neighborhood Pattern All residential development should be integrated with existing neighborhoods. Where physical features make this impossible, the new development should create new neighborhoods.

2.2.7 Housing and Businesses Where housing can be compatible with offices or other businesses, mixed-use projects should be encouraged.

2.2.8 Natural Features Residential developments should preserve and incorporate as amenities natural site features, such as land forms, views, creeks, wetlands, wildlife habitats, and plants.

2.2.9 Parking Large parking lots should be avoided. Parking lots should be screened from street views. In general, parking should not be provided between buildings and the street.

2.2.10 Compatible Development Housing built within an existing neighborhood should be in scale and in character with that neighborhood. All multifamily development and large group-living facilities should be compatible with any nearby, lower density development.

A. Architectural Character New buildings should respect existing buildings which contribute to neighborhood historical or architectural character, in terms of size, spacing, and variety.

B. Privacy and Solar Access New buildings will respect the privacy and solar access of neighboring buildings and outdoor areas, particularly where multistory buildings or additions may overlook backyards of adjacent dwellings. (See also the Energy Conservation Element.)

2.2.11 Site Constraints Residential developments shall respect site constraints such as property size and shape, ground slope, access, creeks and wetlands, wildlife habitats, native vegetation, and significant trees.

2.2.12 Residential Project Objectives Residential projects should provide:

- A. Privacy, for occupants and neighbors of the project;
- B. Adequate usable outdoor area, sheltered from noise and prevailing winds, and oriented to receive light and sunshine;
- C. Use of natural ventilation, sunlight, and shade to make indoor and outdoor spaces comfortable with minimum mechanical support;
- D. Pleasant views from and toward the project;
- E. Security and safety;
- F. Separate paths for vehicles and for people, and bike paths along collector streets;
- G. Adequate parking and storage space;
- H. Noise and visual separation from adjacent roads and commercial uses. (Barrier walls, isolating a project, are not desirable. Noise mitigation walls may be used only when there is no practicable alternative. Where walls are used, they should help create an attractive pedestrian, residential setting through features such as setbacks, changes in alignment, detail and texture, places for people to walk through them at regular intervals, and planting.)
- I. Design elements that facilitate neighborhood interaction, such as front porches, front yards along streets, and entryways facing public walkways.
- J. Buffers from hazardous materials transport routes, as recommended by the City Fire Department.

2.2.13 Non-residential Activities Residential areas may accommodate limited non-residential activities which generally have been compatible, such as child day care, elementary schools, churches, and home businesses meeting established criteria.

2.3 Residential Expansion Areas

2.3.1 Specific Plans Specific plans for the Margarita Area and Orcutt Area residential expansions shall include:

- A. Desired types and intensities of development, compatible with the surrounding area;
- B. Phasing of development and public facilities, subject to availability of resources;
- C. Measures to protect resources and open space, including, among other types, permanent wildlife habitats and corridors, and farm fields;
- D. Desired types of public facilities and the means to provide them, to City standards, including water supply, sewage collection, storm water drainage, streets, bikeways, walking paths, and passive and active park space;
- E. Desired levels of public services and the means to provide them, including fire, police, and schools;
- F. A variety of owner and rental housing, including a broad range of prices, sizes, and types. (See also policy 2.5 below.)
- G. Trees to help reduce wind exposure, and water-frugal landscaping;
- H. Public parks and open space, and other land that is not to be built on, such as yards, and community gardens for multifamily areas;
- I. Dual water systems allowing use of treated wastewater for non-potable uses.
- J. Energy efficient design, utilizing passive and active solar features;
- K. Amenities to facilitate public transportation within the area;
- L. Opportunities for individuals or small groups, other than the specific plan developer, to build homes or to create living environments suited to small groups or to special needs.

2.3.2 Separate Paths Within the major expansion areas, bicycle and walking paths which are separate from roadways should connect residential areas with neighborhood commercial centers, schools, parks and, where feasible, other areas of the City.

2.3.3 Residential Neighborhood Designation The major residential expansion areas are shown as *Residential Neighborhood* on the General Plan Land Use Map. They may be developed as adequate utilities and services are made available. They should be developed as residential neighborhoods, with a wide range of housing types and costs, and supporting uses such as small parks, elementary schools, and shopping and services to meet the daily demands of neighborhood residents. The estimated residential capacities of the major expansion areas are shown in Table 3. These capacities are based on the amount of land suitable for development according to policies of this element, and average densities on the housing sites in the range of eight to ten dwellings per acre (excluding public streets, parks, and other land dedicated to public use).

2.3.4 Transfer of Development Credits For each major expansion area, Table 3 indicates a low capacity which may be developed without *transfer of development credits* and a high capacity which may be used with transfer of development credits. Development credits would be transferred from areas in the City, the urban reserve, or the greenbelt where development would be less appropriate, generally those designated conservation/open space or, on the County's map, agriculture or rural lands.

TABLE 3
RESIDENTIAL CAPACITY OF MAJOR EXPANSION AREAS

Name of Area	Approximate Number of Dwellings	
	Low	High
Irish Hills	500	500
Margarita	1,100	1,200
Orcutt	500	700

2.4 Residential Density

2.4.1 Density Categories The following residential density categories are established (Table 4). Residential density is expressed as the number of dwellings per acre of net site area within the designation. In determining net area, the following types of areas are excluded: sensitive features such as creeks, habitats of rare or endangered plants and animals, and significant trees; land dedicated in fee to the public for streets or neighborhood parks.

For the categories other than Rural, Suburban, and Low-Density Residential, densities are expressed in terms of a standard two-bedroom dwelling. This approach is intended to achieve population densities approximately like those indicated. More or fewer dwellings having different bedroom counts may be built depending on the number of people expected to live in a project, as indicated by the number of bedrooms. The population-density standards also apply to group residential facilities. (For allowed residential development in Office, commercial, and manufacturing districts, see the sections concerning those districts.)

2.4.2 Density Bonuses The City may approve a density bonus for a project which will:

- A. Be a receiving site, within expansion areas or the downtown commercial core only, for development credit transferred to protect open space;
- B. Provide for the minimum percentage of dwellings for elderly or affordable to the income groups specified in State law.

TABLE 4
RESIDENTIAL DENSITIES

Category	Average Population Density (People Per Acre)	Maximum Dwelling Density (Units Per Acre)
Rural	.16	.1 (1du/10 ac)
Suburban	1.6	1
Low	20	7
Medium	25	12
Medium-High	40	18
High	55	24

2.4.3 Density Reductions The allowed density of residential development shall decrease as slope increases. The City may require a residential project to have fewer units than generally allowed for its density category (Table 4), upon finding that the maximum density would have adverse environmental impacts or cause significant adverse impacts on the health, safety, or welfare of future residents of the site, neighbors, or the public generally.

2.4.4 Rural Residential development consists of not more than one dwelling per ten acres. *Suburban residential* development consists of not more than one dwelling per acre. These residential categories are appropriate for areas that have been developed, or subdivided to allow such development, within predominantly open space areas near the edges of the City. These areas generally were subdivided under County jurisdiction, and are beyond City services. They will be limited to areas shown for such use in the 1989 County Land Use Element. (See also Greenbelt policies.)

2.4.5 Low-Density Residential development should be primarily dwellings having locations and forms that provide a sense of both individual identity and neighborhood cohesion for the households occupying them. Such dwellings are generally detached, one- or two-story buildings, with private outdoor space separating them from neighboring dwellings. Other uses which are supportive of and compatible with these dwellings, such as parks, schools, and churches, may be permitted. Low-density development is appropriate within and next to neighborhoods committed to this type of development.

2.4.6 Medium-Density Residential development should be primarily dwellings having locations and forms that provide a sense of both individual identity and neighborhood cohesion for the households occupying them, but in a more compact arrangement than Low-Density Residential. Such dwellings are generally one- or two-story detached buildings on small lots, or attached dwellings, with some private outdoor space for each dwelling. Other uses which are supportive of and compatible with these dwellings, such as parks, schools, and churches, may be permitted. Medium-density development is appropriate as a transition from low-density development to higher densities.

2.4.7 Medium-High Density Residential development should be primarily attached dwellings in two- or three-story buildings, with common outdoor areas and very compact private outdoor spaces. Other uses which are supportive of and compatible with these dwellings, such as group housing, parks, schools, and churches, may be permitted. Such development is appropriate near employment centers and major public facilities.

2.4.8 High-Density Residential development should be primarily attached dwellings in two- or three-story buildings, with common outdoor areas and very compact private outdoor spaces. Other uses which are supportive of and compatible with these dwellings, such as group housing, parks, schools, and churches, may be permitted. Such development is appropriate near the college campus, the downtown core, and major concentrations of employment.

2.5 Affordable Housing

The City will help conserve and increase residential opportunities for residents with very low, low, or moderate incomes. As explained more fully in the Housing Element, each development project should contribute in some way to the conservation or production of affordable housing, considering the opportunities and limitations for the project. The major residential expansion areas, in particular, should include a wide range of housing types and costs to meet the needs of various income levels and housing preferences.

2.6 Residential Land Protection

2.6.1 Large Areas Substantial areas designated for residential use should not be changed to nonresidential designations.

2.6.2 Boundary Adjustments The City may adjust land-use boundaries in a way that would reduce land designated as residential, only if:

- A. A significant, long-term neighborhood or citywide need, which outweighs the preference to retain residential capacity, will be met, and;

- B. The need is best met at the proposed location and no comparable alternative exists.

2.7 Student and Campus Housing

2.7.1 Cal Poly California Polytechnic State University campus should provide housing opportunities for both faculty and students. Existing on-campus housing should be retained. On-campus housing should increase at least as fast as enrollment, so the proportion of students living on campus can remain the same as in 1992.

2.7.2 Cuesta College The City should encourage Cuesta College to facilitate student housing.

2.7.3 Amenities Multifamily housing likely to be occupied by students should provide the amenities which students seek in single-family areas, to provide an attractive alternative.

2.7.4 Location Housing likely to attract faculty or students should be encouraged to locate close to Cal Poly, to reduce commute travel.

2.7.5 Fraternities & Sororities Fraternities and sororities should be located, in order of preference, (1) on campus, (2) in medium-high and high-density residential areas near the campus.

2.8 Group Housing

2.8.1 Large group housing other than fraternities and sororities, such as retirement homes or homes for handicapped, should not be located in low-density residential areas. They may be located, but not concentrated, in medium-density residential areas. They may be concentrated in medium-high or high-density residential areas, or in suitable commercial or light-industrial areas, where services are convenient. Each large group housing proposal shall be evaluated through use-permit review.

2.8.2 Small residential care facilities should be treated the same as individual houses.

2.9 Old Town

In *downtown* residential areas (Figure 4), the City should encourage the rehabilitation and maintenance of existing housing. Additional dwellings may be permitted, in keeping with density limits, provided that the existing character of the area is not significantly changed. Demolition of structurally sound dwellings shall be strongly discouraged.

PROGRAMS

(See also Section 10, Implementation)

2.10 Updating & Enforcing Standards

2.10.1 The City will review, revise if deemed desirable, and enforce noise, parking, and property-development and property-maintenance standards. Staff to adequately enforce these standards will be provided.

2.10.2 The City will adopt and implement property-maintenance regulations, focused on proper enclosure of trash, appearance of yards and buildings from the street, and storage of vehicles. The regulations will be periodically reviewed and updated.

2.11 Multifamily Preferences & Standards

2.11.1 The City will evaluate student housing preferences and consider revising development standards to better meet them in multifamily housing near campus.

2.11.2 The City will review, and revise if deemed desirable, its standards for multifamily housing so that apartments will provide usable open space and storage similar to the requirements for condominiums.

2.12 Downtown Residential Development

The City will consider adopting special development standards to guide addition of dwellings within downtown residential areas, to implement policy 2.9. The following should be included when evaluating new standards for this area:

- A. A new density category between the current Low-Density (R-1) and Medium-Density (R-2) designations;
- B. Requirements that new dwellings on lots with existing houses be above or behind the existing houses, and that the added building area be modestly sized and of similar architecture in comparison with the principal residences on the site and in the surrounding area;
- C. Requiring new buildings to reflect the mass and spacing of existing, nearby buildings;
- D. Requiring special parking and coverage standards;
- E. Requiring minimum amounts of usable open space.

2.13 Affordable Housing

The City will adopt inclusionary-housing and development-fee ordinances consistent with the Housing Element.

2.14 Neighborhood Compatibility

The City will consider new regulations, for Low-Density and Medium-Density Residential areas, to require special review for (1) incompatibly large houses, (2) replacement or infill homes in existing neighborhoods, and (3) accessory buildings with plumbing facilities allowing easy conversion to illegal second dwellings.

2.15 Neighborhood Wellness Action Plans

To help residents preserve and enhance their neighborhoods, the City will:

- A. Identify neighborhoods, and work with residents to prepare neighborhood plans that empower them to shape their neighborhoods;
- B. Help devise strategies to help stabilize the rental/owner ratio, to maintain neighborhood character, safety, and stability;
- C. Help identify neighborhood problems, and undertake a wide range of focused development-review, capital-improvement, and code-enforcement efforts;
- D. Encourage the formation of voluntary neighborhood groups, so residents can become involved early in the development review process;
- E. Involve residents early in reviewing proposed public and private projects that could have neighborhood impacts, by notifying residents and property owners and holding meetings at convenient times and places within the neighborhoods.
- F. Provide appropriate staff support, possibly including a single staff person for neighborhood issues, and train all staff to be sensitive to issues of neighborhood protection and enhancement.

2.16 Residential Densities

The City will evaluate alternatives to the current maximum number of dwelling units per acre (based on bedroom count) and height and setback standards, to regulate residential building intensity, and bulk and mass. Floor area limits will be considered.

COMMERCIAL & INDUSTRIAL DEVELOPMENT

POLICIES

3.0 Commercial Siting

3.0.1. Slope Commercial and industrial uses should be developed in appropriate areas where the natural slope of the land is less than ten percent.

3.0.2. Access Commercial and industrial uses should have access from arterial and collector streets, and should be designed and located to avoid increasing traffic on residential streets.

3.0.3. Residential Area Expansion of commercial and industrial uses into residential areas is prohibited.

3.1 General Retail

3.1.1 Purpose and Included Uses The City should have areas for *General Retail* uses adequate to meet most demands of City and nearby County residents. General Retail includes *specialty stores* as well as department stores, *warehouse* stores, discount stores, restaurants, and services such as banks. Not all areas designated General Retail are appropriate for the full range of uses (see policies 3.1.2 and 3.1.5).

3.1.2 Locations for Regional Attractions The City should focus its retailing with regional draw in the locations of downtown, the area around the intersection of Madonna Road and Highway 101, and the area around Highway 101 and Los Osos Valley Road.

3.1.3 Madonna Road Area Retail Expansion No substantial additional land area should be added to the commercial centers at Madonna Road and Highway 101 until a detailed plan for the retail expansion has been approved by the City. The plan should describe the limits of commercial expansion, acceptable uses, phasing, and circulation improvements. Any permitted expansion should be aesthetically and functionally compatible with existing development in the area. Before approving an expansion plan, the City should consider an evaluation of how much it would transfer sales from existing retail areas in the City and whether the proposed uses could be developed in existing retail areas.

3.1.4 Mid-Higuera Enhancement The City shall consider the potential enhancement of underutilized commercial land along Higuera Street between Madonna Road and High Street. (See also Special Design Area, policy 8.5.)

3.1.5 Specialty Store Locations Most specialty retail stores should be downtown, in the Madonna Road area, or the Los Osos Valley Road area; some may be in neighborhood shopping centers so long as they are a minor part of the centers and they primarily serve neighborhood rather than citywide or regional markets.

3.1.6 Building Intensity The ratio of building floor area to site area shall not exceed 3.0, except that downtown sites which receive transfers of development credits for open space protection shall not exceed 4.0. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided in General Retail districts, they shall not exceed 36 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site. (See the residential section for policies on density bonuses for affordable housing.)

3.2 Neighborhood Commercial

3.2.1 Purpose and Included Uses The City should have areas for *Neighborhood Commercial* uses to meet the frequent shopping demands of people living nearby. Neighborhood Commercial uses include grocery stores, laundromats, and drug and hardware stores. Neighborhood Commercial centers should be available within about one mile of all residences. These centers should not exceed about eight acres, unless the neighborhood to be served includes a significant amount of high density residential development. Specialty stores may be located in Neighborhood Commercial centers as long as they will not be a major citywide attraction or displace more general, convenience uses.

3.2.2 New or Expanded Centers New or expanded Neighborhood Commercial centers should:

- A. Be created within, or extended into, adjacent nonresidential areas;
- B. Provide uses to serve nearby residents, not the whole City;
- C. Have access from arterial streets, and not increase traffic on residential streets;
- D. Have safe and pleasant pedestrian access from the surrounding service area, as well as good internal circulation;
- E. Provide landscaped areas with public seating;

- F. Provide indoor or outdoor space for public use, designed to provide a focus for some neighborhood activities.

3.2.3 Expanding Centers The City should evaluate the need for and desirability of additions to existing neighborhood commercial centers only when specific development proposals are made, and not in response to rezoning requests which do not incorporate a development plan.

3.2.4 Stores in Residential Areas Small, individual stores within established residential areas may be retained when they are compatible with surrounding uses. Other isolated commercial uses which are not compatible with residential surroundings eventually should be replaced with compatible uses.

3.2.5 Building Intensity The ratio of building floor area to site area shall not exceed 2.0. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided in Neighborhood Commercial districts, they shall not exceed 12 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site. (See the residential section for policies on density bonuses for affordable housing.)

3.3 Offices

3.3.1 Purpose and Included Uses The City should have sufficient land for *Office* development to meet the demands of City residents and the specialized needs of County residents. Office development includes professional and financial services (such as doctors, architects, and insurance companies and banks) and government agencies. The City should retain the regional offices of state and federal agencies. Not all types of offices are appropriate in all locations. (See office location policies below. Also see the Public Facilities section, page 49.)

3.3.2 Office Locations

- A. **All types** of offices are appropriate in the downtown General Retail district, but are discouraged at street level in storefronts of the commercial core.
- B. **All types** of office activities are appropriate in the Office district which surrounds the downtown commercial area, though offices needing very large buildings or generating substantial traffic may not be appropriate in the area which provides a transition to residential neighborhoods.

- C. **Medical services** should be near the hospitals.
- D. **Government social services** and the regional offices of state and federal agencies should be near the intersections of South Higuera Street, Prado Road, and Highway 101 (Figure 5);
- E. **Large offices**, with no single tenant space less than 2,500 square feet, and having no substantial public visitation or need for access to downtown government services may be in Services and Manufacturing districts, subject to approval of a Planned Development zoning application.
- F. **Certain business and professional** services having no substantial public visitation or limited need for access to downtown government services may be in Services and Manufacturing districts. Examples of such uses are computer services, utilities engineering and administration, architects and engineers, industrial design, advertising, building contractors, labor and fraternal organizations, veterinarians, and insurance and financial services that do not directly serve retail customers.

3.3.3 Offices Outside Designated Areas Existing office buildings outside the areas described in policy 3.3.2 may continue to be used and may have minor expansions if they:

- A. Have access directly from collector or arterial streets, not local residential streets;
- B. Will not significantly increase traffic in residential areas;
- C. Will not have significant adverse impacts on nearby uses.

3.3.4 Building Conservation Historic or architecturally significant buildings located in Office districts should be conserved, not replaced.

3.3.5 Building Intensity The ratio of building floor area to site area shall not exceed 1.5. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided in Office districts, they shall not exceed 12 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site. (See the residential section for policies on density bonuses for affordable housing.)

3.4 Tourist Commercial

3.4.1 Basis for Tourism The City should be an attractive place for short-term stays, as well as an attractive destination for long-term visitors. The City should base its attraction on the character of the community, its natural qualities, and its educational and cultural facilities. The City should emphasize conference and visitor-serving facilities which have a low impact upon the environment and upon existing land forms and landscapes, and which provide low-impact visitor activities and low-impact means of transportation.

3.4.2 Locations Visitor-serving uses should be integrated with other types of uses, including overnight accommodations downtown, near the airport, and near the train station; small-scale facilities (such as hostels or bed-and-breakfast places) may be located in Medium-High Density Residential and High-Density Residential Districts, where compatible. Visitor-serving uses are especially appropriate where such uses have already concentrated: along upper Monterey Street; at the Madonna Road area; at certain freeway interchanges; and in the downtown.

3.4.3 Appropriate Uses *Tourist Commercial* uses are those which primarily serve the traveling public. Tourist Commercial areas should accommodate motels, restaurants, service stations, recreational uses, and minor retail sales for the convenience of travelers. To assure adequate space for visitor-serving uses, areas designated Tourist Commercial should not include offices, general retail stores, auto repair, or business services.

3.4.4 Residential Neighbors Site planning, building design, and types of activities for new tourist-commercial development adjacent to residential areas should be carefully reviewed by the Architectural Review Commission, the Planning Commission, or both, to assure compatibility.

3.4.5 Building Intensity The ratio of building floor area to site area shall not exceed 2.5. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided in Tourist Commercial districts, they shall not exceed 12 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site. (See the residential section for policies on density bonuses for affordable housing.)

3.5 Services and Manufacturing

3.5.1 Purpose The City should have sufficient land designated for *Services and Manufacturing* to meet most demands of the City, and some demands of the region, for activities such as business services, wholesaling, building contractors, utility company yards, auto repair, printing, food manufacturing and other light manufacturing, and retail sales of large items, bulk quantities, and items often stored outdoors (vehicles, building materials, plants). Areas reserved for these uses may also accommodate convenience restaurants and other activities primarily serving area workers.

3.5.2 Appropriate Uses The following types of uses are appropriate in areas designated Services and Manufacturing. Certain areas designated Services and Manufacturing may be reserved through special zoning provisions for certain types of uses, to assure compatibility among the wide range of potential uses, and to assure adequate land for certain types of uses.

- A. Wholesaling, warehousing, and storage;
- B. Vehicle sales and rental;
- C. Retail sales of products which require outdoor areas or large floor areas for display and storage, such as warehouse stores, lumber and building materials dealers, home improvement centers, furniture and appliances stores, and plant nurseries;
- D. Repair shops, printing services, laundries, animal hospitals, sporting goods stores, auto parts stores, and some recreation facilities;
- E. Light manufacturing, research and development, and laboratories. (See also "Business Parks" in the Airport section, page 74.)
- F. Large offices, with no single tenant space less than 2,500 square feet, and having no substantial public visitation or need for access to downtown government services may be in Services and Manufacturing districts, subject to approval of a Planned Development zoning application.
- G. Certain businesses and professional services having no substantial public visitation or limited need for access to downtown government services may be in Services and Manufacturing districts. Examples of such uses are computer services, utilities engineering and administration, architects and engineers, industrial design, advertising, building contractors, labor and fraternal organizations, veterinarians, and insurance and financial services that do not directly serve retail customers.

3.5.3 General Retail and Neighborhood Commercial Uses New specialty stores, department stores, or neighborhood commercial centers should not be developed in Service and Manufacturing areas. However, existing uses such as supermarkets and drugstores may be expanded if:

- A. They are compatible with nearby uses;
- B. The expanded use will not divert trade from other general-retail or neighborhood-commercial areas which are better located to serve the expected market area.

3.5.4 Access Access to Service and Manufacturing areas should be provided by commercial collector streets, to avoid customer traffic on residential streets or delivery routes which pass through residential areas. Driveway access onto arterial streets should be minimized.

3.5.5 Air & Water Quality Industries locating or expanding in San Luis Obispo shall comply with all applicable air-quality and water-quality regulations.

3.5.6 Utility Service Services and Manufacturing uses should connect to the City water and sewer systems, unless other means of providing service are identified in a City-adopted plan.

3.5.7 Vehicle Sales

- A. **Auto Park Way** The City intends to create around Auto Park Way an easily accessible and attractive auto sales and service center. The City will reserve about 50 acres total for vehicle sales in this area, including the areas shown in Figure 3. (This amount is expected to be sufficient for relocation of dealerships located elsewhere in the City, plus expansion of dealerships in proportion to projected County population growth.) The areas shown for vehicle sales should be reserved for that use at least until the anticipated year 2004 update of this element, when the amount of reserved land may be reconsidered.

If a plan for vehicle sales expansion onto prime agricultural soils is approved, it shall provide for permanent preservation of prime soils, within the urban reserve or greenbelt. If a plan for vehicle sales expansion into wetland or creek areas is approved, mitigation shall consist at least of restoration and permanent preservation, within the urban reserve or greenbelt, consistent with the Open Space Element.

- B. **Other Areas** Auto sales in areas of the City other than Auto Park Way should be minimized, in order to reinforce the auto sales center and to maximize space for other uses in other locations.

3.5.8 Building Intensity The ratio of building floor area to site area shall not exceed 1.5. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood. Dwellings may be provided only as caretaker quarters, as shelters (with discretionary review), or as part of a specially approved mixed-use development. The appropriate residential density would be set considering the maximum residential density allowed in any neighboring residential area. (Also, see the residential section for policies on density bonuses for affordable housing.)

3.6 Overall

3.6.1 Dependent Care New development should be offered incentives for provision of child care and elder care for employees.

3.6.2 Convenience Facilities Convenience facilities serving daily needs, such as small food stores, branch banks, and child and elder care, and amenities such as picnic areas, will be allowed in centers of employment. Space for such amenities may be required within large commercial and industrial developments.

3.7 Mixed Uses

Compatible mixed uses in commercial districts should be encouraged.

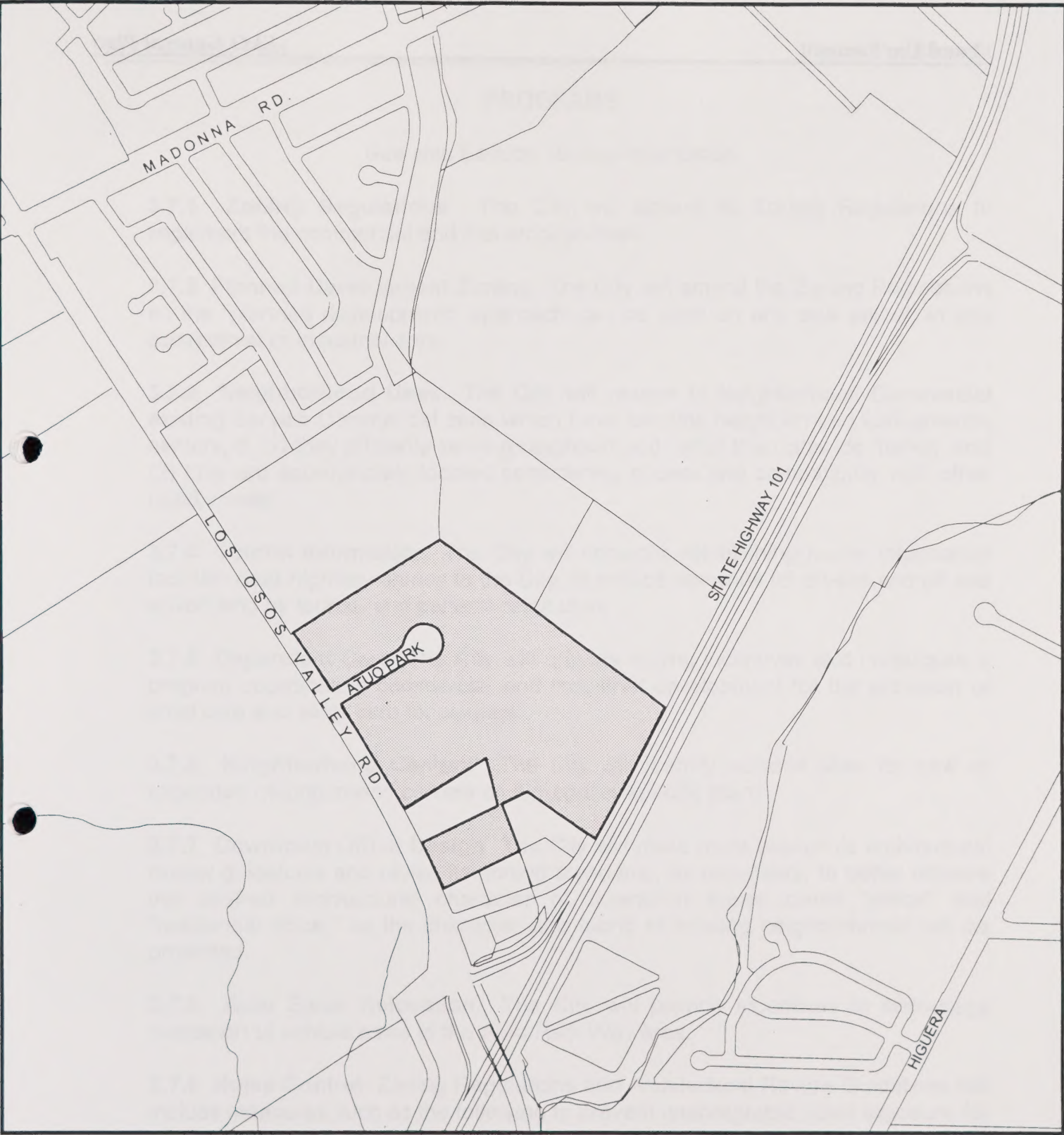


FIGURE 3 VEHICLE SALES AREA AT AUTO PARK WAY



city of
san luis obispo



VEHICLE SALES AREA

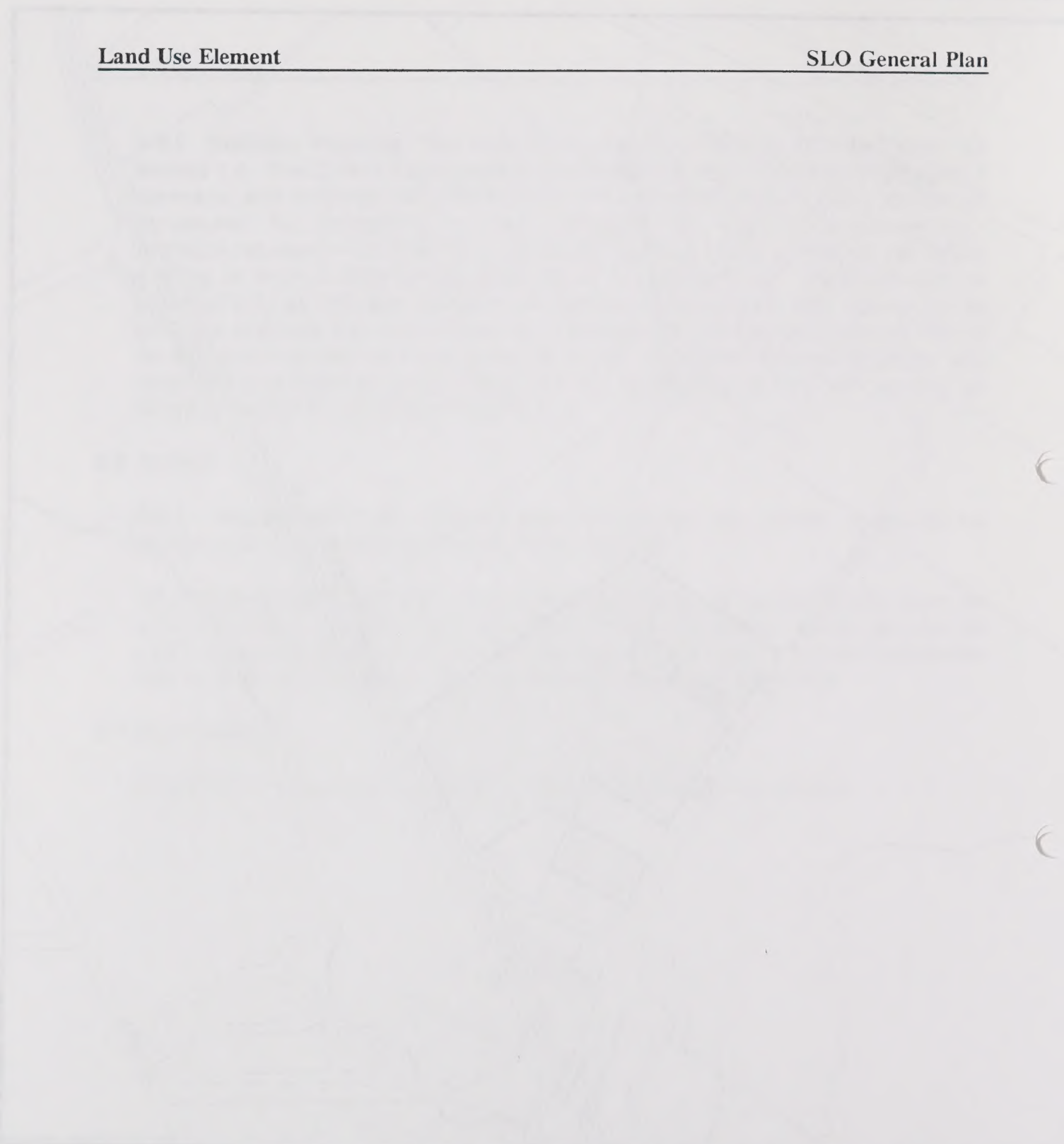


FIGURE 1 VEHICLE SALES AREA AT AUTO PARK WAY

DATE: 1/1/2011



CITY OF
SAN LUIS OBISPO



PROGRAMS

See also Section 10, Implementation

3.7.1 Zoning Regulations The City will amend its Zoning Regulations to implement the commercial and industrial policies.

3.7.2 Planned Development Zoning The City will amend the Zoning Regulations so the "planned development" approach can be used on any size parcel, in any commercial or industrial zone.

3.7.3 Neighborhood Uses The City will rezone to Neighborhood Commercial existing Service Commercial sites which have become neighborhood convenience centers, if: (1) they primarily serve a neighborhood rather than citywide market; and (2) they are appropriately located considering access and compatibility with other nearby uses.

3.7.4 Tourist Information The City will consider establishing tourist information facilities near highway entries to the City, to reduce demands for on-site and off-site advertising by tourist- and general-retail uses.

3.7.5 Dependent Care The City will provide zoning incentives and investigate a program coordinating commercial and industrial development for the provision of child care and elder care for workers.

3.7.6 Neighborhood Centers The City will identify suitable sites for new or expanded neighborhood centers as it prepares specific plans.

3.7.7 Downtown Office Design The City will make more explicit its architectural review guidelines and revise its zoning standards, as necessary, to better achieve the desired architectural character of downtown areas zoned "office" and "residential-office," so the character and fabric of existing neighborhoods will be protected.

3.7.8 Auto Sales Relocation The City will provide incentives to encourage relocation of vehicle sales to the Auto Park Way area.

3.7.9 Noise Control Zoning Regulations and Architectural Review Guidelines will include measures such as the following to prevent unacceptable noise exposure for residential areas or other noise-sensitive uses: location and shielding of mechanical equipment; location of truck loading, trash collection areas, and loudspeakers; landscaped setbacks or noise attenuation walls along property lines. (See also the Noise Element.)

3.7.10 Madonna Road Center The City will investigate ways to encourage more intense commercial development within, and more cohesion between, the existing shopping centers on Madonna Road.

3.7.11 Tourism The City will:

- A. Encourage sufficient conference and meeting space to accommodate the demand for medium size conferences;
- B. Work with the Performing Arts Center in promoting arts oriented tourism;
- C. Develop aggressive tourism marketing programs;
- D. Develop concepts such as rail tours, sea cruises, historical tours, and bicycle tours;
- E. Encourage development of appropriate recreational facilities for golf, tennis, equestrian activities, soccer, swimming, fishing, and eco-tourism.

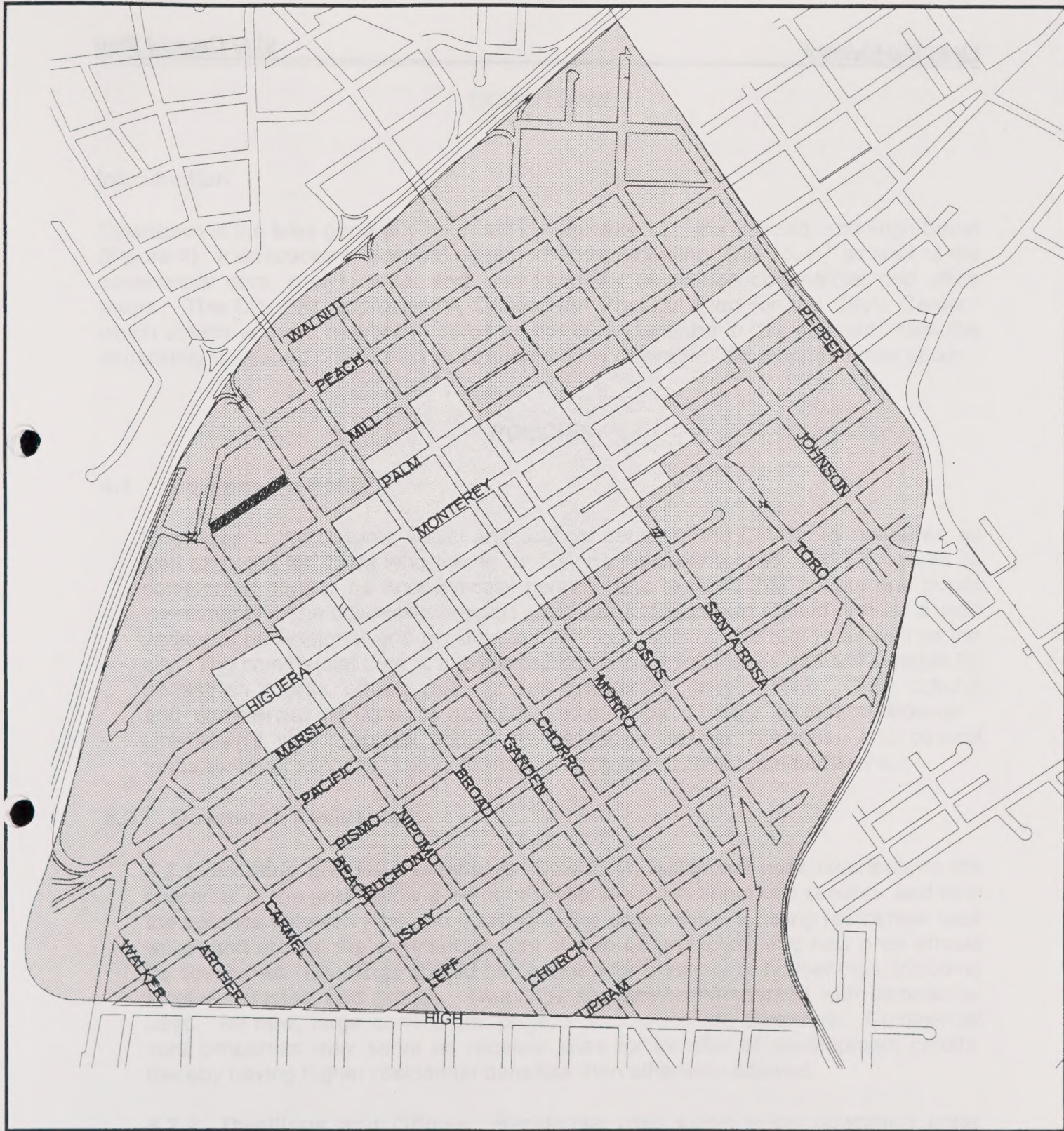
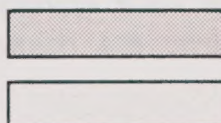


FIGURE 4



city of
san luis obispo



DOWNTOWN PLANNING AREA

CORE

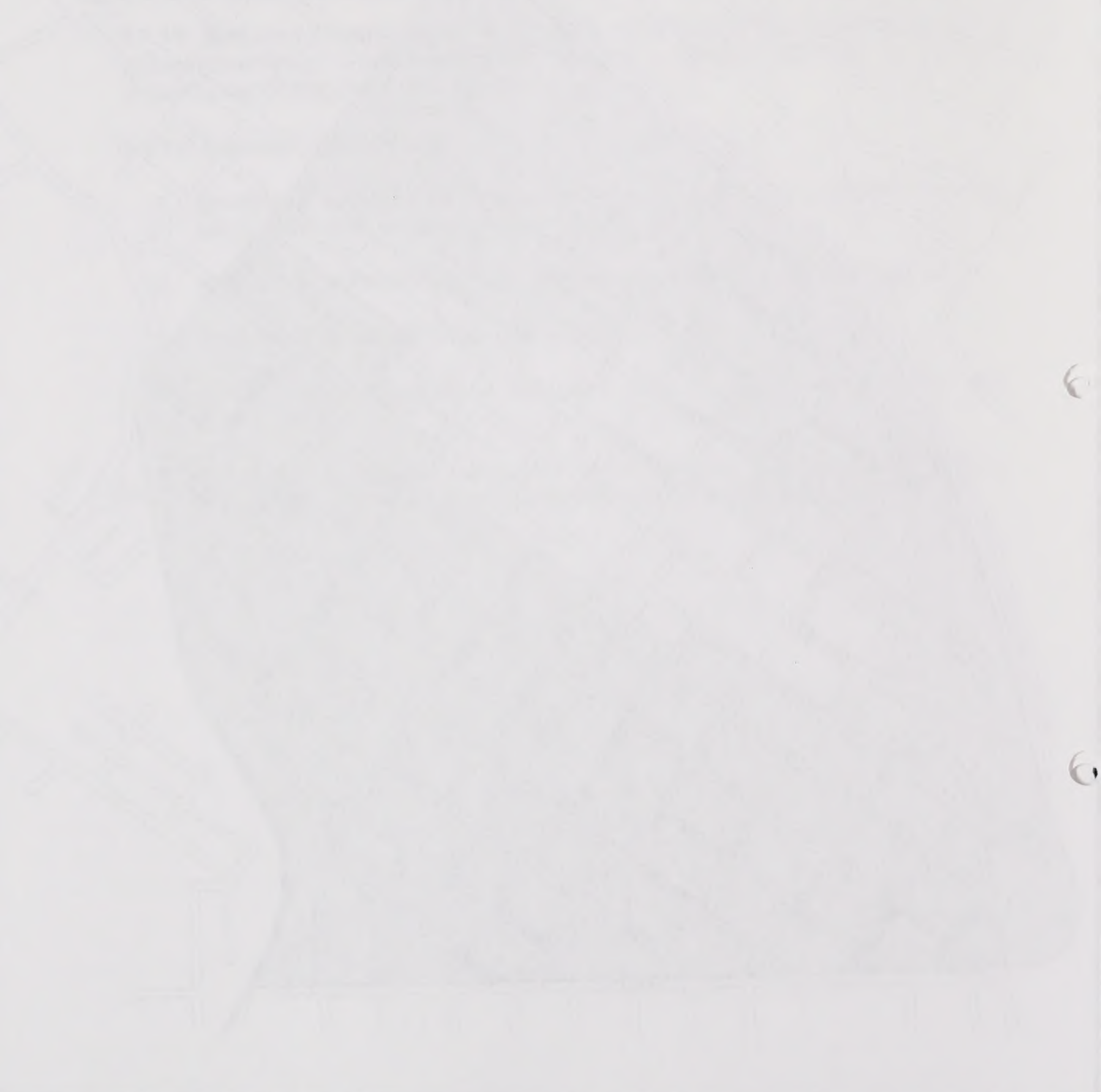


FIGURE 1

DOWNTOWN PLANNING AREA

CORE

DOWNTOWN

Introduction

Downtown is the area generally bounded by Highway 101, the railroad, and High Street (Figure 4). It embraces residential neighborhoods, including "Old Town," as well as the *commercial core*, a civic area, and less intensely developed commercial and office areas. The City has approved "A Conceptual Physical Plan for the City's Center," which covers an area nearly the same as the core identified in this element. See this separately published plan for an illustration of how downtown development may occur.

POLICIES

4.1 Downtown's Role

Downtown is the cultural, social and political center of the City for its residents, as well as home for those who live in its historic neighborhoods. The City wants its commercial core to be economically healthy, and realizes that private and public investments in the downtown support each other. Downtown should provide a wide variety of professional and government services, serving the region as well as the city. The commercial core is a preferred location for retail uses that are suitable for pedestrian access, off-site parking, and compact building spaces. Civic, cultural and commercial portions of downtown should be a major tourist destination. Downtown's visitor appeal should be based on natural, historical, and cultural features, retail services, and numerous and varied visitor accommodations.

4.2 Downtown Residential

4.2.1 Existing and New Dwellings Downtown residential uses contribute to the character of the area, allow a 24-hour presence which enhances security, and help the balance between jobs and housing in the community. Existing residential uses within and around the commercial core should be protected, and new ones should be developed. Dwellings should be provided for a variety of households, including singles, couples, and groups. Dwellings should be interspersed with commercial uses. All new, large commercial projects should include dwellings. Commercial core properties may serve as receiver sites for transfer of development credits, thereby having higher residential densities than otherwise allowed.

4.2.2 Dwellings and Offices Residential uses within some downtown areas designated Office prior to this element's 1994 update should be maintained, or replaced as new offices are developed. The City should identify areas which are predominantly residential, and re-designate them for residential use. It should designate for office use the areas which are completely or almost completely

developed with offices. For the areas which are a mix of residential and office uses, the City should apply a "Residential/Office" mixed-use designation. This designation would allow existing offices to be maintained and replaced. However, enlarging an office, or replacing a residential use with office, would require replacement dwellings to be built on site or somewhere within the "residential/office" zone, or in the downtown office or commercial zones.

4.3 Entertainment and Cultural Facilities

Cultural facilities, such as museums, galleries, and public theaters should be downtown. Entertainment facilities, such as nightclubs and private theaters should be in the downtown, too. Locations outside downtown may be more appropriate for facilities that would be out of character or too big for downtown to accommodate comfortably, such as the major performing arts center planned for the Cal Poly campus.

4.4 Public Gatherings

Downtown should have spaces to accommodate public meetings, seminars, classes, and similar activities in conjunction with other uses. Downtown should provide a setting which is festive, and comfortable for public gatherings.

4.5 Walking Environment

Downtown should provide safe, exciting places for walking and pleasant places for sitting. To invite exploration, mid-block walkways, courtyards, and interior malls should be integrated with new and remodeled buildings, while preserving continuous building faces on most blocks. Downtown streets should provide adequate space for pedestrians. There should be a nearly continuous tree canopy along sidewalks, and planters should provide additional foliage and flowers near public gathering areas.

4.6 Public Safety

Indoor and outdoor public spaces should be observable from frequently occupied or traveled places, to enhance public safety.

4.7 Open Places and Views

Downtown should include many carefully located open places where people can rest and enjoy views of the surrounding hills. Downtown should include some outdoor spaces where people are completely separated from vehicle traffic, in addition to Mission Plaza. Opportunities include extensions of Mission Plaza, a few new plazas, and selected street closures.

4.8 Traffic in Residential Areas

Downtown residential areas should be protected from through traffic.

4.9 Street Changes

Street widening and realignment should be avoided.

4.10 Parking

There should be a diversity of parking opportunities. Any major increments in parking supply should take the form of structures, located at the edges of the commercial core, so people will walk rather than drive between points within the core. Retail uses outside the core, and professional office developments, may have on-site parking for customers and clients.

4.11 The Creek

San Luis Obispo Creek should be protected and restored, provided this can be done in a manner that minimizes human impact on creek life. Walking paths along the creek in the downtown core should be provided as links in an urban trail system, provided this will not further degrade wildlife habitat value of the riparian ecosystem. As properties that have encroaching buildings are redeveloped, the City should enforce a reasonable building setback from the riparian zone. (See also Resource Protection Sections 6.4.3.D1 and 6.5.1.4.) Opportunities to open covered sections of the creek should be pursued.

4.12 Building Conservation and Compatibility

Architecturally and historically significant buildings should be preserved and restored. New buildings should be compatible with architecturally and historically significant buildings, but not necessarily the same style.

4.13 New Buildings and Views

New downtown development should respect views of the hills, framing rather than obscuring them.

4.14 Noise

Obtrusive sounds, including traffic noises and loud music, should be minimized. Desired activities which are noisy should be timed to avoid conflict with other desired activities which need a quiet setting.

4.15 Sense of Place

To keep the commercial core's sense of place and appeal for walking, it should remain compact and be the city's most intensely developed area.

4.16 Design Principles

The following principles should guide construction and changes of use within the commercial core.

4.16.1 Street Level Activities The street level should be occupied by stores, restaurants, and other uses benefiting from and contributing to pedestrian traffic, such as offices with frequent client visits. Stores and restaurants may occupy upper levels. Offices not having frequent client visits should be located above street level.

4.16.2 Upper Floor Dwellings Existing residential uses shall be preserved and new ones encouraged above the street level.

4.16.3 Continuous Storefront There should be a continuous storefront along sidewalks, at the back of the sidewalk, except for the Courthouse and City Hall blocks, plazas, recessed building entries, and sidewalk cafes.

4.16.4 Building Height New buildings should fit within the existing vertical scale. They should respect street-level views of the hills, allow sunlight to reach public open spaces, and defer to a few tall, "landmark" buildings. Generally, new buildings should not exceed two or three stories (about 35 to 50 feet). Where necessary to protect significant views, sunlight, and street character, new buildings should be limited to two stories, or about 25 to 35 feet tall. A few taller, landmark buildings (about five stories or 75 feet) may be developed where they will not obstruct views or sunlight for public spaces. These taller buildings would be more appropriate at mid-block than at corners, and their floors above the second or third level should be set back to maintain a lower street facade. The tall buildings should include publicly accessible, open viewing spaces at the upper levels.

4.16.5 Building Width New buildings should maintain the historic pattern of storefront widths.

4.16.6 Sidewalk Appeal Street facades, particularly at the street level, should include windows, signs, and architectural details which can be appreciated by people on the sidewalks.

4.17 Government Offices

City Hall and the County Government Center should remain at their present locations. Additional administrative office space which cannot be accommodated within the County Government Center should be developed nearby within the downtown. (See also Public and Cultural Facilities policies, beginning on page 48.)

4.18 Commercial Buildings Outside the Core

In retail areas beyond the commercial core, the pattern of buildings in relation to the street should become more like the core, with few driveways and parking lots serving individual developments, and no street or side-yard setbacks (except for recessed entries and courtyards). However, buildings should not exceed two stories (about 35 feet in height).

PROGRAM

4.19 Implementing the Downtown Concept Plan

The City will consider including features of "A Conceptual Physical Plan for the City's Center," as appropriate, in its Zoning Regulations, architectural review guidelines, engineering standards, and capital improvement program.

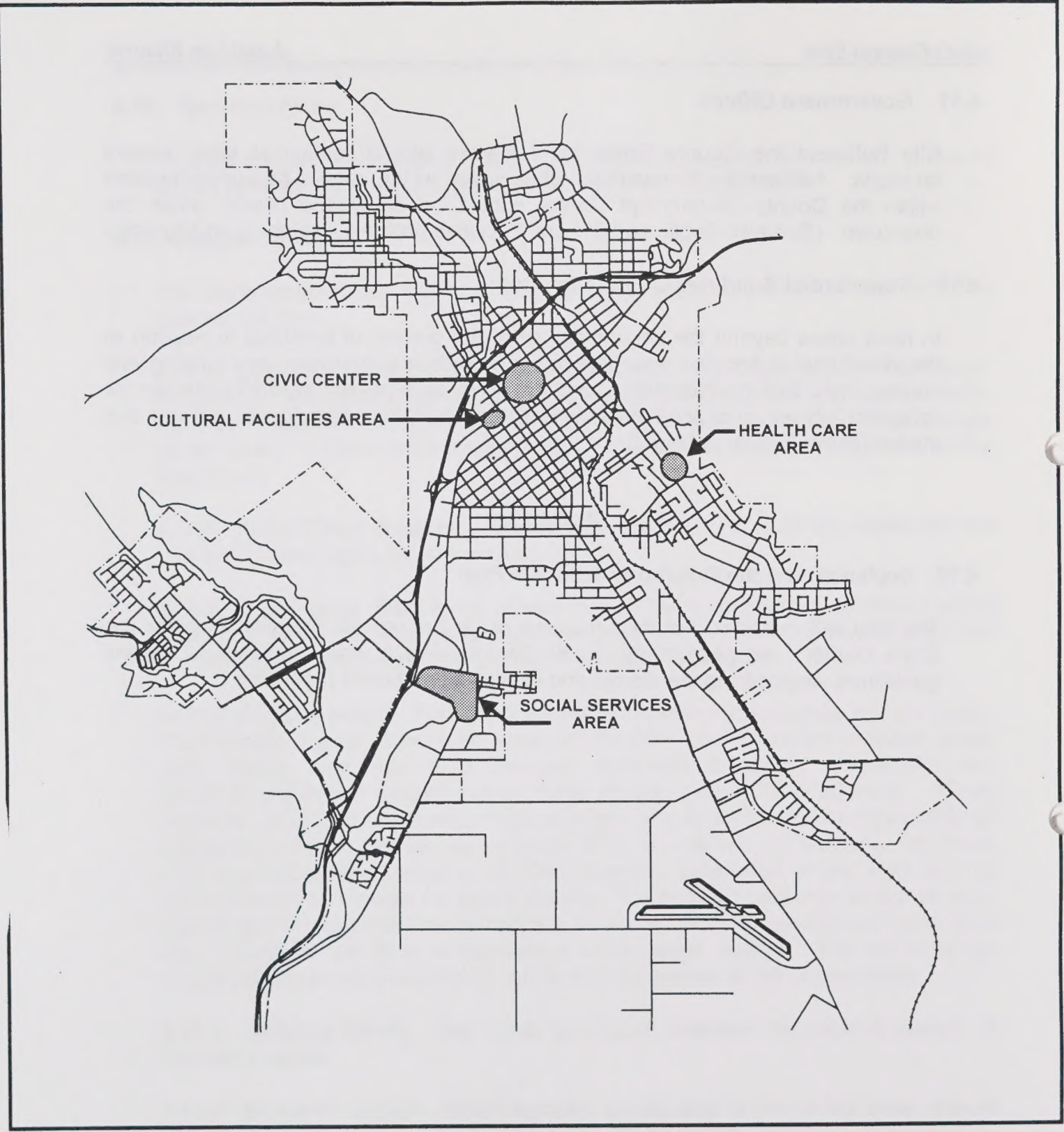


FIGURE 5



city of
san luis obispo



PUBLIC FACILITIES AREAS

PUBLIC & CULTURAL FACILITIES

Introduction

As the County seat and a cultural center for the region, San Luis Obispo plans to accommodate several types of facilities to support government and cultural services. This section describes preferred locations for various types of facilities.

POLICIES

5.1 Public Facilities

5.1.1 Grouping for Convenience Government offices that provide similar types of services should be grouped for efficient service delivery.

5.1.2 Private Businesses Within any area shown as a preferred location for public facilities, there may be compatible private businesses, so long as they do not displace the preferred public agencies.

5.1.3 Joint Projects Government agencies should cooperatively plan for new or expanded facilities. They should consider joint projects when mutual objectives can be met.

5.1.4 Civic Center There should be a downtown *civic center* (Figure 5). The following functions should be located in the civic center, along with compatible businesses:

- A. City Council offices and meeting rooms, clerk, administration, finance, attorney, personnel, community development, utilities, and public works administration and engineering. Any additional space for these functions should be in or close to City Hall.
- B. County supervisors offices and meeting rooms, administration, courts, jury commissioner, clerk, auditor, assessor, counsel, district attorney, personnel, engineering, planning and building, environmental coordinator, and voter registration. Any additional space for these functions should be provided in or close to the County Government Center (Courthouse block).

5.1.5 Health Care There should be a *health-care area* on Johnson Avenue near Bishop Street (Figure 5). The following functions should be located in the health-care area:

- A. Public Health Department; General Hospital; Mental Health Services.
- B. Other public or private offices or health facilities found to support the continued viability of General Hospital.

If County General Hospital is to be rebuilt, the City will evaluate other sites within the City for public health care facilities, including consideration of convenient access from regional transportation systems.

5.1.6 Social Services There should be a *social-services area* on South Higuera Street near Prado Road (Figure 5). The following functions should be located in the social services area: County Social Services; California Employment Development and Rehabilitation; federal Social Security Administration. This area should have sufficient space to accommodate regional offices of state and federal agencies.

5.1.7 Related Offices Public offices not named in policies 5.1.4, 5.1.5, and 5.1.6, but functionally related to them, should be located in the appropriate area.

5.1.8 Unrelated Offices Public offices not named in policies 5.1.4, 5.1.5, and 5.1.6, and not functionally related to the named offices, should be consolidated at the social services area, or they may be expanded at their present locations or within designated office areas.

5.1.9 Different Offices Government and private activities of types not listed in policies 5.1.4, 5, and 6 may be established in these identified areas, so long as they are compatible with and do not displace the government functions which should be located in the areas.

5.1.10 Other Government Functions Some government functions which have been provided at certain locations in the City should be located close to related activities, though they should not be bound to any one of the identified centers. Such functions include:

- A. **Probation** - suitable for the civic center (courts), the County operational center on Highway 1 (sheriff), or the social services area;
- B. **Alcohol and drug treatment programs** - suitable for the social-services area or the health-care area.

5.1.11 Consolidation Desired It would be desirable to consolidate government agencies dealing with environmental quality, such as the Regional Water Quality Control Board and the County Air Pollution Control District.

5.1.12 Building Intensity Buildings in Public Facility areas will have a wide range of characteristics, since they can range from downtown offices and meeting rooms to fire stations and maintenance yards at the edges of the City. The appropriate building intensity for each location will be decided through use permit and architectural review. Generally, the ratio of building floor area to site area should not exceed 1.0 in outlying locations, and 2.0 downtown. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, generally to reflect the standards for these items in neighboring land use districts. Dwellings may be provided only as caretaker quarters, as shelters (with discretionary review), or as part of a specially approved mixed-use development. The appropriate residential density would be set considering the maximum residential density allowed in any neighboring land use district.

5.2 Cultural Facilities

5.2.1 Cooperation The City should cooperate with other agencies and with community groups to help provide facilities for a library, and for arts and sciences which meet broad community cultural needs.

5.2.3 Mission Plaza Area An appropriate area for cultural facilities is the vicinity of Mission Plaza (Figure 5).

PROGRAMS

5.3 City and County Offices Downtown

The City and County will jointly develop a plan for meeting their additional downtown space needs. They will coordinate site selection, building design, circulation and utility services, parking, means to reduce vehicle trips, and funding.

5.4 Performing Arts Center

The City, Cal Poly, and the Performing Arts Foundation will jointly develop a large performing arts theater on the Cal Poly campus.

5.5 Community Arts Support

The City will continue to support community arts programs through a variety of means, such as loans, grants, and help in obtaining sites.

5.6 Land Acquisition

The City will attempt to acquire land for cultural facilities or Mission Plaza extension as sites become available.

5.7 Facility Reuse

The City will study its surplus facilities for possible reuse by cultural and non-profit groups.

5.8 Public Art

The City will encourage inclusion of appropriate public art in all projects.

RESOURCE PROTECTION

INTRODUCTION

Part of what makes San Luis Obispo a special place is the rich diversity of its natural environs and natural systems, and the fact that, unlike many more heavily urbanized areas nearby, its systemic diversity remains. However, the region's special character is threatened by development pressure that incrementally whittles away at special geographical, biological, geological, and other natural resources. (See also the Open Space Element and the Conservation Element)

Overall Resource Protection

POLICY

6.0.1 Resource Planning It is the policy of the City to protect its unique natural resources and systems by including their considerations and needs within its planning program, and giving those considerations and needs a planning priority co-equal with that accorded other community needs. Under this policy, the City will make provisions for the continued existence of its natural resources within the community. The term "community" thus includes not only the urbanized human community, dominated by urban land development and technological systems, but also a natural community rich in biological and geological diversity, as well as a pre-urban human community with a strong agricultural base.

PROGRAMS

6.0.2 Overlay Mapping The City shall develop overlay maps of the City, the urban reserve, and the planning area to guide in land use designations and decision-making. Maps for the City and urban reserve shall be in sufficient detail to highlight all significant natural resources and systems. Maps for the planning area may be at a lesser degree of detail.

The overlay maps shall show at least the following resources: native plant communities, wildlife habitats and corridors, aquatic ecosystems, productive or potentially productive soils (prime or other unique agricultural soil types), viewsheds, hillsides, greenbelt areas. The overlay maps shall also show development constraints such as flood hazard areas, geological hazard areas, soil hazard areas (subsidence, liquefaction), noise impact areas, airport hazard and noise areas, radiation hazard areas.

6.0.3 Land Use Element Map Revision The overlay maps shall provide the basis or determining where urban development is most appropriate, and where other needs of the community outweigh the desire or need for urban development. As a result of the findings of these overlay maps, the City shall re-evaluate its land use designations and future plans for undeveloped areas, and revise the LUE land use map accordingly.

6.0.4 Resource Protection Once resource areas worthy of protection are identified, the City shall seek to protect them by easement or other permanent means.

6.1 Open Space Policies (See also the Growth Management section)

6.1.1 Open Space and Greenbelt Designations The City shall designate the following types of land as open space:

- A. Upland and valley sensitive habitats or unique resources, as defined in the Open Space Element, including corridors which connect habitats.
- B. Undeveloped prime agricultural soils which are to remain in agricultural use as provided in policy 1.8.2.
- C. Those areas which are best suited to non-urban uses due to: infeasibility of providing proper access or utilities; excessive slope or slope instability; wildland fire hazard; noise exposure; flood hazard; scenic value; wildlife habitat value, including sensitive habitats or unique resources as defined in the Open Space Element; agricultural value; and value for passive recreation.
- D. A greenbelt, outside the urban reserve, that surrounds the ultimate boundaries of the urban area, and which should connect with wildlife corridors that cross the urbanized area.
- E. Sufficient area of each habitat type to ensure the ecological integrity of that habitat type within the urban reserve and the greenbelt, including connections between habitats for wildlife movement and dispersal; these habitat types will be as identified in the natural resource inventory, as discussed in the "Background to this Land Use Element Update" and in Community Goal #8.

Public lands suited for active recreation will be designated Park on the General Plan Land Use Element Map. The City may establish an agricultural designation. (See the Open Space Element for refinements of these policies.)

6.1.2 Open Space Uses Lands designated Open Space should be used for purposes which do not need urban services, major structures, or extensive landform changes. Such uses include: watershed protection; wildlife and native plant habitat; grazing; cultivated crops; and passive recreation. Buildings, lighting, paving, use of vehicles, and alterations to the landforms and native or traditional landscapes on open space lands should be minimized, so rural character and resources are maintained. Buildings and paved surfaces, such as parking or roads, shall not exceed the following: where a parcel smaller than ten acres already exists, five percent of the site area; on a parcel of ten acres or more, three percent. As explained in the Open Space Element, the characteristics of an open space area may result in it being suitable for some open space uses, but not the full range.

6.1.3 Open Space Land Divisions Parcels within Open Space areas should not be further divided.

6.1.4 Interim Open Space Designation The General Plan Land Use Element Map shows desired future uses for most land within the urban reserve line. However, the City has not decided the best eventual use for some areas. Such areas are designated Interim Open Space, indicating that they will be suitable for urban development when certain conditions are satisfied. Examples of such conditions include demonstrated need for further urban development that cannot be satisfied on already urbanized land, provision of proper access and utility service, and environmentally acceptable reduction of flood hazards. The Interim Open Space designation is to be changed to an urban classification only when the conditions necessary for development can be satisfied and a certain type of development is approved. After further study, it may be found that permanent Open Space is an appropriate classification for areas initially classified as Interim Open Space.

6.1.5 Interim Open Space Uses and Parcel Sizes Uses within Interim Open Space areas should be the same as in Open Space areas (policies 6.1.1 and 6.1.2). Interim Open Space areas should not be further subdivided until a development plan or a specific plan is approved (pursuant to policy 1.13.3), except to separate land to be dedicated in fee to the City, or other responsible public or nonprofit agency, for permanent open space.

6.1.6 Eventual Uses This element identifies intended uses for each area designated Interim Open Space. Such areas are discussed under Optional Use and Special Design Areas, and Hillside Planning.

One area not discussed under those headings is: About 11 acres between Los Verdes Park and San Luis Obispo Creek, which may be used for residential development if the flood hazard is mitigated without significant harm to the creek.

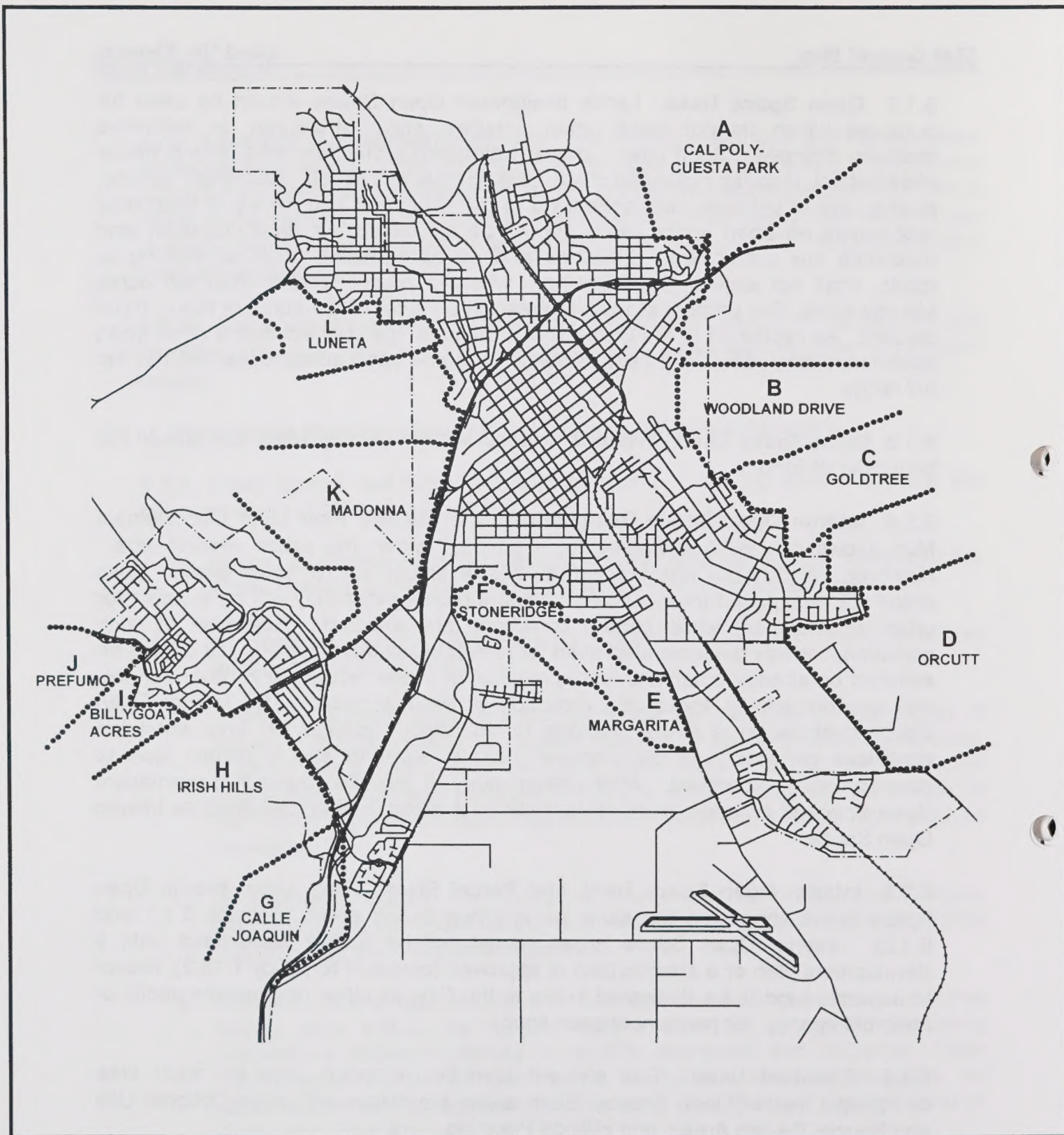
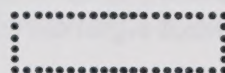


FIGURE 6 HILLSIDE PLANNING AREAS



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HILLSIDE PLANNING
BOUNDARIES

6.2 Hillside Policies

6.2.0 Introduction As discussed in the open space section, San Luis Obispo wants to keep open its steeper, higher, and most visible hillsides. Some of the lower and less steep hillside areas, however, are seen as suitable for development, particularly where development is coupled with permanent open space protection of the more sensitive areas. This section focuses on where and how some hillsides may be developed.

The City establishes comprehensive standards and policies for hillside development for the following reasons:

- A. To protect and preserve scenic hillside areas and natural features such as the volcanic Morros, ridge lines, plant communities, rock outcroppings and steep slope areas that function as landscape backdrops for the community.
- B. To set the limits of commercial and residential development in hillside areas by establishing a permanent open space green belt at the edge of the community.
- C. To protect the health, safety and welfare of community residents by directing development away from areas with hazards such as landslides, wildland fires, flooding and erosion.

6.2.1 Development Limits Hillsides planning areas should have carefully chosen development limit lines, and special design standards for the areas which can be developed. The location of the development limit and the standards should cause development to avoid encroachment into sensitive habitats or unique resources as defined in the Open Space Element, and public health and safety problems related to utility service, access, wildland fire hazard, erosion, flooding, and landslides and other geologic hazards. Also, the development limit line and the standards should help protect the City's scenic setting. (Locations of hillside planning areas are shown in Figure 6. More precise locations of the development limit line and the urban reserve line are shown on large-scale aerial photographs on file at the Community Development Department; these are part of the Land Use Element.)

6.2.2 Development Standards Development –including buildings, driveways, fences and graded yard areas– on hillside parcels shall:

- A. Be entirely within the urban reserve line or development limit line, whichever is more restrictive (though parcel boundaries may extend beyond these lines when necessary to meet minimum parcel-size standards), unless one of the following three exceptions applies.

1. A location outside the urban reserve line or development limit line is necessary to protect public health and safety.
2. New wireless telecommunication facilities may be appropriate on South Street Hills inside the three-acre leasehold already developed with commercial and municipal radio facilities, subject to use permit approval and architectural review and approval. Applicants shall comply with all other provisions of this section, and demonstrate that (a) new facilities will not individually or additively interfere with City radio equipment necessary for emergency response coordination, and (b) will not cause on-site radio frequency radiation levels to exceed exposure standards established for the general public by the American National Standards Institute.
3. Where a legally built dwelling exists on a parcel which is entirely outside the urban reserve line or development limit line, a replacement dwelling may be constructed subject to standards B through H below.

- B. Keep a low profile and conform to the natural slopes;
- C. Avoid large, continuous walls or roof surfaces, or prominent foundation walls, poles, or columns;
- D. Minimize grading of roads;
- E. Minimize grading on individual lots; generally, locate houses close to the street; minimize the grading of visible driveways;
- F. Include planting which is compatible with native hillside vegetation and which provides a visual transition from developed to open areas;
- G. Use materials, colors, and textures which blend with the natural landscape and avoid high contrasts;
- H. Minimize exterior lighting.

6.2.3 Parcels Crossing the Limit Lines Before development occurs on any parcel which crosses the urban reserve or development limit lines, the part outside the lines shall be protected as permanent open space.

6.2.4 Development Credit Transfer Any residential development credit obtained from Open Space designations outside the urban reserve line or development limit line should be transferred to land inside the lines.

6.2.5 Homesites Outside the Limit Lines Where homesites are to be developed outside the urban reserve or development limit lines, and beyond the City's jurisdiction, they should:

- A. Be on land sloping less than 15 percent;
- B. Have effective emergency-vehicle access from a City street or County road;
- C. Be on a geologically stable site;
- D. Have adequate water supply for domestic service and fire suppression;
- E. Avoid areas with high wildland fire hazard;
- F. Be next to existing development;
- G. Avoid significant visual impacts.

6.2.6 Hillside Planning Areas Hillside policies apply to all hills in and around the City. Specific policies to address particular concerns for the areas as shown on Figure 6, listed below. For each of these areas, land above the development limit line should be secured as permanent open space.

- A. **The Cal Poly - Cuesta Park area** includes the hill east of Cal Poly and north of Highway 101 near Cuesta Park. Development should be separated or protected from highway traffic noise and should have adequate fire protection. Architectural review should be required for development of lots fronting Loomis Street.
- B. **The Woodland Drive area** includes vacant land where residential development may occur in the vicinity of the high school and residential or medical-care facilities may occur in the vicinity of the hospital. Before further subdivision or development of any of certain vacant land near Woodland Drive (Figure 7) a specific plan or development plan should be approved. This plan should address the following, in addition to relevant items as noted in policy 2.3.1.
 - (1) The location and design of new public streets and private drives serving several owners, and any necessary changes to existing streets in the area;
 - (2) Water and sewer systems, including new storage tanks, pumps, main pipes, and access roads, and changes to existing facilities necessary for adequate service to the area;

- (3) New parcels and existing parcels to be changed or combined;
- (4) Location of building sites on parcels next to or crossing the urban reserve line;
- (5) Areas to be kept open through easements or dedication of fee ownership;
- (6) A program for transferring development potential, consistent with these hillside planning policies;
- (7) Location of creek easements to provide flood protection and to protect existing creekside vegetation;
- (8) Phasing of development and public improvements.

C. The Goldtree area extends up the hill from the Alrita Street neighborhood. This is a minor expansion area which can accommodate single-family houses.

- (1) In addition to meeting the usual criteria for approving minor annexations, this area should:
 - (a) Provide a gravity-flow water system giving standard levels of service to all developed parts of the expansion area and correcting water-service deficiencies in the Alrita Street neighborhood;
 - (b) Correct downslope drainage problems to which development within the expansion area would contribute.
- (2) A development plan or specific plan for the whole expansion area should be adopted before any part of it is annexed, subdivided, or developed. (Existing houses inside the urban reserve line need not be annexed along with any new subdivision.)
- (3) All new houses and major additions to houses should be subject to architectural review.

D. The Orcutt area includes land on the western flanks of the Santa Lucia foothills east of the Southwood Drive neighborhood and Orcutt Road.

Before further subdivision or development of land between the 320-foot and 460-foot elevations, land above the 460-foot elevation should be secured as permanent open space. All building sites should be below the 460-foot elevation.

- E. **The Margarita area** includes the southern slopes of the South Street Hills. No building sites should be located above the development limit line.

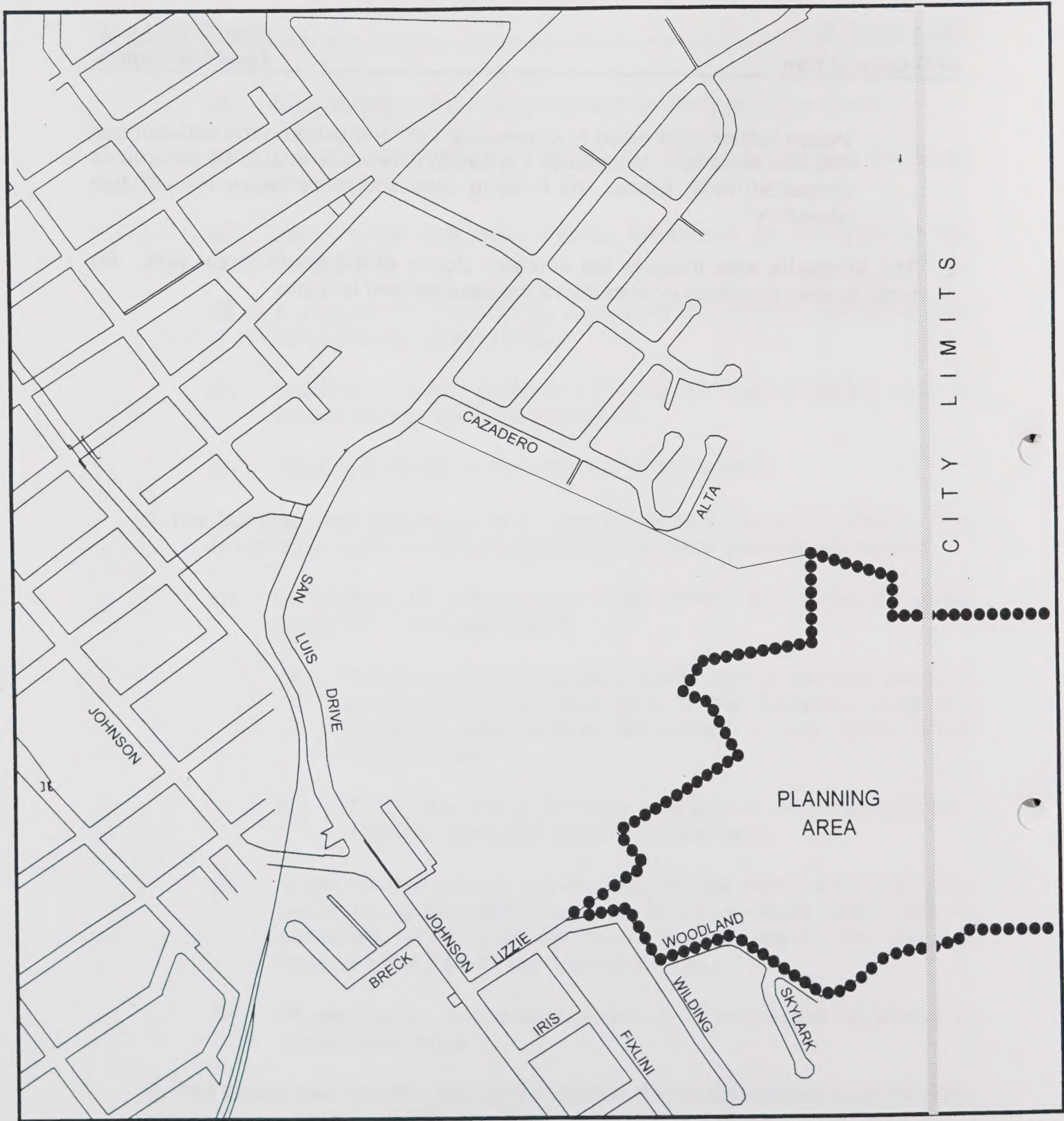


FIGURE 7 WOODLAND DRIVE SPECIFIC PLANNING AREA



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PLANNING AREA
BOUNDARY

- F. **The Stoneridge area** includes land on the northern slopes of South Street Hills. Development west of the end of Lawrence Drive should be subject to architectural review and to measures assuring that building sites will be stable.
- G. **The Calle Joaquin area** should allow the continuation of a commercial use for the existing building on the hill, but no further development.
- H. **The Irish Hills area** should secure permanent open space with no building sites above the 150-foot elevation, in conjunction with any subdivision or development of the lower areas. (See also Optional Use and Special Design Areas.)
- I. **The Billygoat acres area** extends into the Irish Hills above Prefumo Creek. No further development should occur beyond the urban reserve line.
- J. **The Prefumo Creek area** extends into the Irish Hills west of Prefumo Canyon Road. Development should be limited to areas within the URL with permanent protection of the creeks and upper hillsides.
- K. **The Madonna area** includes land west of Highway 101 on the lower slopes of San Luis Mountain and the northeast slopes of the foothill bordering Laguna Lake Park.
 - (1) A specific plan or development plan for the whole area should be adopted before any part of it is annexed, subdivided, or further developed. (See also Optional Use and Special Design Areas, policy 8.9.)
 - (2) Upon amendment to an urban designation, the area designated Interim Open Space, may accommodate a generously landscaped, low-intensity extension of the existing tourist facilities. Development locations and building forms should respect the area's extraordinary visual quality and natural slopes, and should maintain views of the mountain from the highway and nearby neighborhoods.
 - (3) The area immediately west of Highway 101 should be retained as an open space buffer.
 - (4) Any plan for further development in this area must address reconfiguration of the Marsh Street interchange.

- L. **The Luneta Drive area** includes parcels which may be used for houses, so long as new construction and major additions to the houses are approved by the Architectural Review Commission.

6.3 Hillside Programs (See also Section 10, Implementation)

6.3.1 Designating Sensitive Sites Subdivision approval in hillside planning areas will include designation of "sensitive sites," which are subject to architectural review.

6.3.2 Transfer of Development Credits The City will add a "development transfer" section in its Zoning Regulations, to encourage the transfer of residential development allowed on land outside the urban reserve line to suitable land within the line, regardless of land ownership.

6.3.3 Architectural Guidelines Through architectural review guidelines, the City will establish the presumption that all hillside development occurs on sensitive sites, where architectural review is required. The Community Development Director will screen all proposals to identify any which do not need architectural review.

6.3.4 Maximum Building Height The City will consider means to mitigate the visual impacts of hillside houses, including revising the way maximum building height is determined.

6.4 Creeks, Wetlands, and Flooding Policies

Introduction

San Luis Obispo's aquatic ecosystems consist of *creeks*, Laguna Lake, floodplains, marshes, wetlands, serpentine seeps, and springs. These aquatic ecosystems provide habitat, recreation, water purification, groundwater recharge, and soil production as well as natural flood protection by reducing the force of floodwaters as they spread and decelerate over floodplains. Creeks, which are the most obvious of these systems because they flow through the City, provide wildlife habitat, backyard retreats, and viewing and hiking pleasures, in addition to carrying storm water runoff. When some creeks overflow during major storms, they flood wide areas beyond their channels (Figure 8). San Luis Obispo wants to avoid injury or substantial property losses from flooding, while keeping or improving the creeks' natural character, scenic appearance, recreational value, and fish and wildlife habitat.

6.4.1 Creek and Wetlands Management Objectives The City should manage its lake, creeks, *wetlands*, floodplains, and associated wetlands to achieve the multiple objectives of:

- A. Maintaining and restoring natural conditions and fish and wildlife habitat;
- B. Preventing loss of life and minimizing property damage from flooding;
- C. Providing recreational opportunities which are compatible with fish and wildlife habitat, flood protection, and use of adjacent private properties.
- D. Recognizing and distinguishing between those sections of creeks and Laguna Lake which are in previously urbanized areas, such as the downtown core, and sections which are in largely natural areas. Those sections already heavily impacted by urban development and activity may be appropriate for multiple use whereas creeks and lakeshore in a more natural state shall be managed for maximized ecological value.

6.4.2 Citywide Network The lake, creeks, and wetlands should be part of a citywide and regional network of open space, parks, and --where appropriate-- trails, all fostering understanding, enjoyment, and protection of the natural landscape and wildlife.

6.4.3 Flood Hazard Reduction

- A. The City will develop and carry out environmentally sensitive programs to reduce or eliminate the potential for flooding in previously developed, flood-prone areas of the City.
- B. The City should allow flood waters to move through natural channels. Flow should be accommodated by removing debris and man-made obstructions. The City recognizes that natural channels generally cannot contain runoff from a storm of the intensity expected once in 100 years ("100-year storm").
- C. No new building or fill should encroach beyond, or extend over, the top-of-bank of any creek.
- D. Within predominantly developed areas (such as downtown) infill, remodel, and replacement projects should not displace more flood water than previous structures on the site or in the vicinity. Commercial buildings may be flood-proofed where providing floor levels above the 100-year storm flow is not appropriate due to adjacent improvements. New infill buildings may be required to have greater setbacks than their older neighbors.

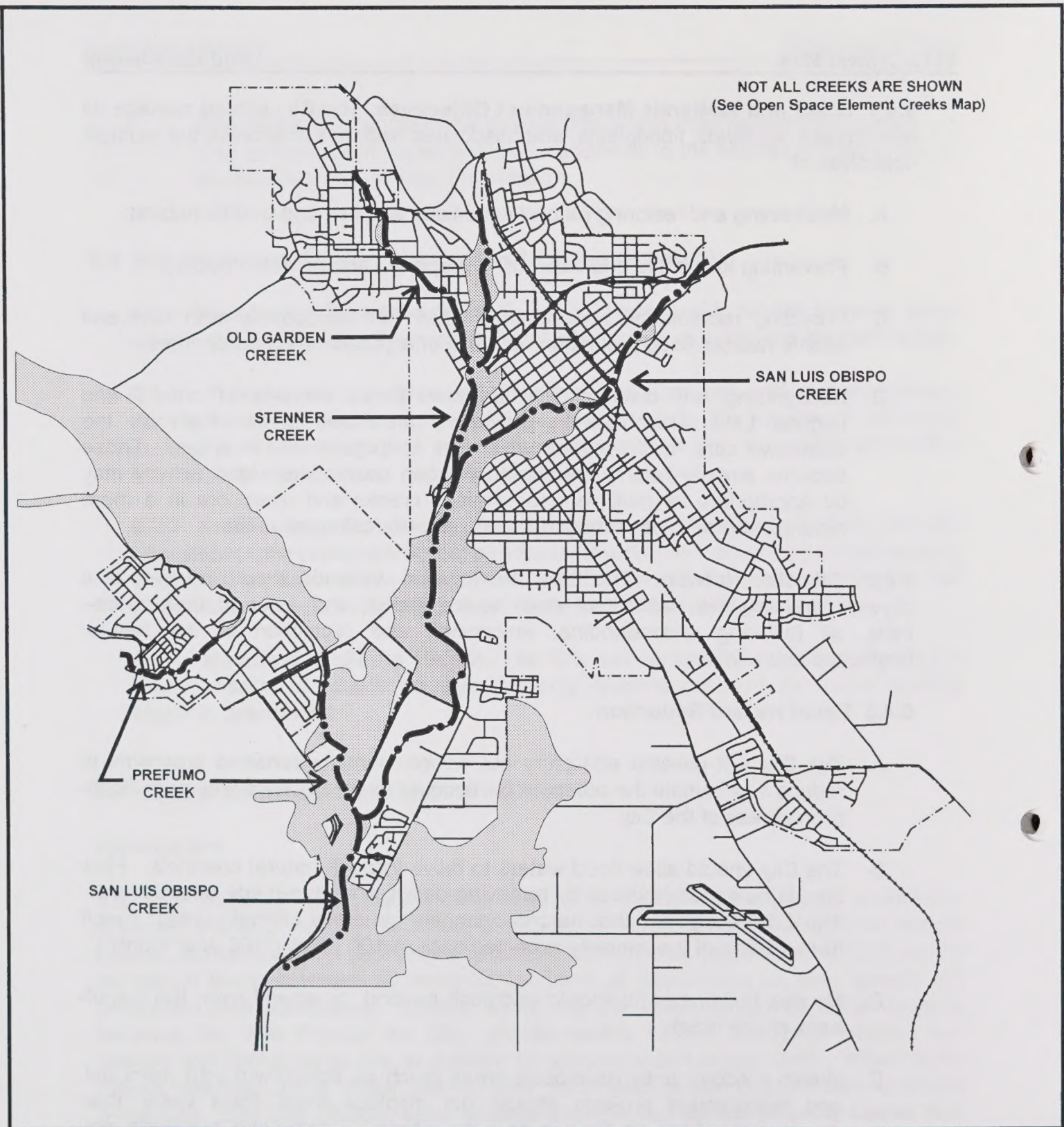
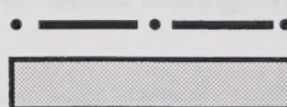


FIGURE 8 CREEKS & FLOODPLAINS



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MAJOR CREEK

100-YEAR FLOOD PLAIN

- E. Within new development areas, such as the potential expansion areas shown in Figure 2, substantial displacement of flood waters should be avoided by:
 - (1) Keeping a substantial amount of flood-prone land in the vicinity as open space;
 - (2) Enlarging man-made bottlenecks, such as culverts, which contribute to flood waters backing up from them;
 - (3) Accommodating in such places uses which have relatively low ratios of building coverage to site area, for which shallow flooding of parking and landscape areas would cause minimum damage.
 - (4) Requiring new buildings to be constructed above the 100-year flood level.
- F. Creek alterations shall be considered only if there is no practicable alternative, consistent with the Open Space Element.

6.4.4 Amenities and Access New public or private developments adjacent to the lake, creeks, and wetlands must respect the natural environment and incorporate the natural features as project amenities, provided doing so does not diminish natural values. Developments along creeks should include public access across the development site to the creek and along the creek, provided that wildlife habitat, public safety, and reasonable privacy and security of the development can be maintained, consistent with the Open Space Element.

6.4.5 Open Channels All open channels should be kept open and clear of structures in or over their banks. When necessary, the City may approve structures within creek channels under the limited situations described in the Open Space Element.

6.4.6 Creek Setbacks

- A. The City should establish *creek setbacks*, consistent with the Open Space Element, to include: an appropriate separation from the physical top of bank; the appropriate floodway, as identified in the Flood Management Policy; native riparian plants or wildlife habitat; space for paths called for by any City-adopted plan. (See the Open Space Element for additional standards.)
- B. The following items should be no closer to the wetland or creek than the setback line: buildings, streets, driveways, parking lots, above-ground utilities, and outdoor commercial storage or work areas.

- C. Development approvals should respect the separation from creek banks and protection of floodways and natural features identified in part A above, whether or not the setback line has been established.
- D. The features which normally would be outside the creek setback may be permitted to encroach where there is no practicable alternative, to allow reasonable development of a parcel, consistent with the Open Space Element.
- E. Existing bridges may be replaced or widened, consistent with the criteria of the Open Space Element. Removal of any existing bridge or restoration of a channel to more natural conditions will provide for traffic circulation, access, utilities, and reasonable use of adjacent properties.

6.4.7 Porous Paving The City encourages the use of porous paving to facilitate rainwater percolation. Parking lots and paved outdoor storage areas shall, where practical, use one or more of the following measures to reduce surface water runoff and aid in groundwater recharge: porous paving; ample landscaped areas which receive surface drainage and which are maintained to facilitate percolation; drainage detention basins with soils that facilitate percolation.

6.5 Creeks and Flooding Programs

6.5.1 Previously Developed Areas To limit the potential for increased flood damage in previously developed areas, the City will:

- A. Ensure that infill, remodel, and replacement projects:
 - (1) Do not displace more flood water than previous structures on a site;
 - (2) Do not contribute floating debris to flood waters;
 - (3) Have finish floors at least one foot above the flood level or, if this is not practical, be flood-proofed, to minimize risk to life and damage to utilities, furnishings, merchandise, and equipment.
- B. Require new infill buildings to have greater setbacks than their older neighbors, when necessary to achieve the purposes of this section.
- C. Remove man-made obstruction from channels.
- D. Ensure that any new development in the watershed detains rather than accelerates runoff from development sites.

6.5.2 County and Property Owners The City will coordinate with the County and with property owners to control erosion within the watershed.

6.5.3 Ownership and Easements The City will obtain fee ownership, or easements, for drainage, maintenance, and appropriate public access, for wetlands and creek channels.

6.5.4 Man-made Obstructions The City will maintain the creeks free of man-made obstructions.

6.5.5 Restoration at Development Sites The City will require protection and restoration of wetlands and creek channels for fish and wildlife habitat within development sites.

6.5.6 National Flood Program The City will administer the National Flood Insurance Program standards.

6.5.7 Wide Cooperation The City will work with the U. S. Army Corps of Engineers, U. S. Fish and Wildlife Service, California Department of Fish and Game, Regional Water Quality Control Board, County Flood Control District, the County Land Conservancy, and other interested groups and individuals to assure that its own activities and the development it regulates conform with flood-control and habitat-protection objectives.

6.5.8 Creekside Care and Notification In maintaining creek channels to accommodate flood waters, the City will notify owners of creeks and adjacent properties in advance of work, and use care in any needed removal of vegetation.

6.5.9 Public Awareness The City will foster public awareness and appreciation of wetlands and creeks and other aquatic ecosystems through such activities as tours and clean-up events.

6.5.10 Aquatic Ecosystem Management Plan The City will work with other affected agencies, community groups, and property owners to prepare an inventory of, and a management plan for, all aquatic ecosystems. The plan will describe and set priorities for acquisition, habitat restoration, and development of public access.

6.5.11 Non-native Plants The City will work with other affected agencies to remove harmful, non-native plants along creeks and replace them with native, riparian plants.

6.6 Community Heritage Policies

Introduction

Before Europeans arrived on the central coast, native Chumash and Salinan had lived in the area for centuries. While many reminders of these people have been destroyed, some evidence of their presence remains, and should be respectfully studied and preserved. San Luis Obispo began with the founding of the Mission in 1772. Over the last two centuries, the community has experienced many changes. The many older buildings and historic sites which remain help us appreciate these changes today. The City wants to preserve these tangible reminders of earlier days in the community's life.

6.6.1 Historical Resources *Historical resources* should be identified, preserved, and where necessary and possible, restored.

6.6.2 Building Conservation Historically or architecturally significant buildings should not be demolished or substantially changed in outward appearance, unless doing so is necessary to remove a threat to health and safety and other means to avoid the threat are infeasible. The street appearance of buildings which contribute to a neighborhood's architectural character should be maintained.

6.6.3 Remodeling and New Buildings Changes or additions to historically or architecturally significant buildings should be consistent with the original structure. New buildings in historical districts, or on historically significant sites, should reflect the form, spacing, and materials of nearby historic structures.

6.6.4 Archaeological Resources

- A. The City shall provide for the protection of both known and potential archaeological resources. To avoid development on important archaeological sites, all available measures, including purchase of fee interest or development rights, shall be explored at the time of a development proposal. Where such measures are not feasible and development would adversely affect identified archaeological or paleontological resources, adequate mitigation shall be required.
- B. Activities other than development, which could damage or destroy archaeological sites, including off-road vehicle use on or adjacent to known sites or unauthorized collecting of artifacts, shall be prohibited.
- C. The City shall establish and maintain archaeological site records about known sites. Specific archaeological site information will be kept confidential to protect the resources. The City will maintain, for public use, generalized maps showing known areas of archaeological sensitivity.

- D. Development within an archaeologically sensitive area shall require a preliminary site survey by a qualified archaeologist knowledgeable in Chumash culture, prior to a determination of the potential environmental impacts of the project.
- E. Where a preliminary site survey finds substantial archaeological resources, before permitting construction, the City shall require a mitigation plan to protect the resources. Possible mitigation measures include: project redesign; covering with a layer of fill; excavation and removal under the direction of a qualified professional; presence of a qualified professional during initial grading or trenching.
- F. Where substantial archaeological resources are discovered during construction or other activities, all activities shall cease until a qualified archaeologist knowledgeable in Chumash culture can determine the significance of the resource and recommend alternative mitigation measures.
- G. All Native American cultural sites and archaeological sites should be protected as open space wherever possible.
- H. All areas proposed for development should be surveyed for significant Native American resources before planning is finalized.
- I. Native American participation should be included in the City's guidelines for resource assessment and impact mitigation. Native American monitors should be present during archaeological excavation, and during construction in an area likely to contain cultural resources.
- J. The City will respect the fact that sites may be culturally significant to Native Americans even if they have lost their scientific archaeological integrity through previous disturbance, and that artifacts may have intrinsic value even if their archaeological context has been disturbed.
- K. The Native American community should be consulted as knowledge of cultural resources expands and as the City considers updates or significant changes to its General Plan.

6.7 Community Heritage Programs

6.7.1 Cultural Heritage Committee The City will maintain its Cultural Heritage Committee to help identify, and advise on suitable treatment for, archaeological and historical resources. The Cultural Heritage Committee will continue to develop information on historic resources and provide guidance to owners to help restoration efforts.

6.7.2 Property Maintenance and Restoration The City will continue a financial assistance program which encourages owners to maintain and restore historic properties.

6.7.3 Architectural Review The City will expand its Architectural Review Guidelines to offer more specific guidance on the construction of new buildings within historic areas.

6.7.4 Public Awareness The City will foster public appreciation of historic resources by sponsoring educational programs.

6.7.5 Archaeological Survey Standards The Cultural Heritage Committee will prepare standards concerning when and how to conduct archaeological surveys, and the preferred methods of preserving artifacts.

6.7.6 Displays The Cultural Heritage Committee and the County Archaeological Society will help display artifacts which illuminate past cultures.

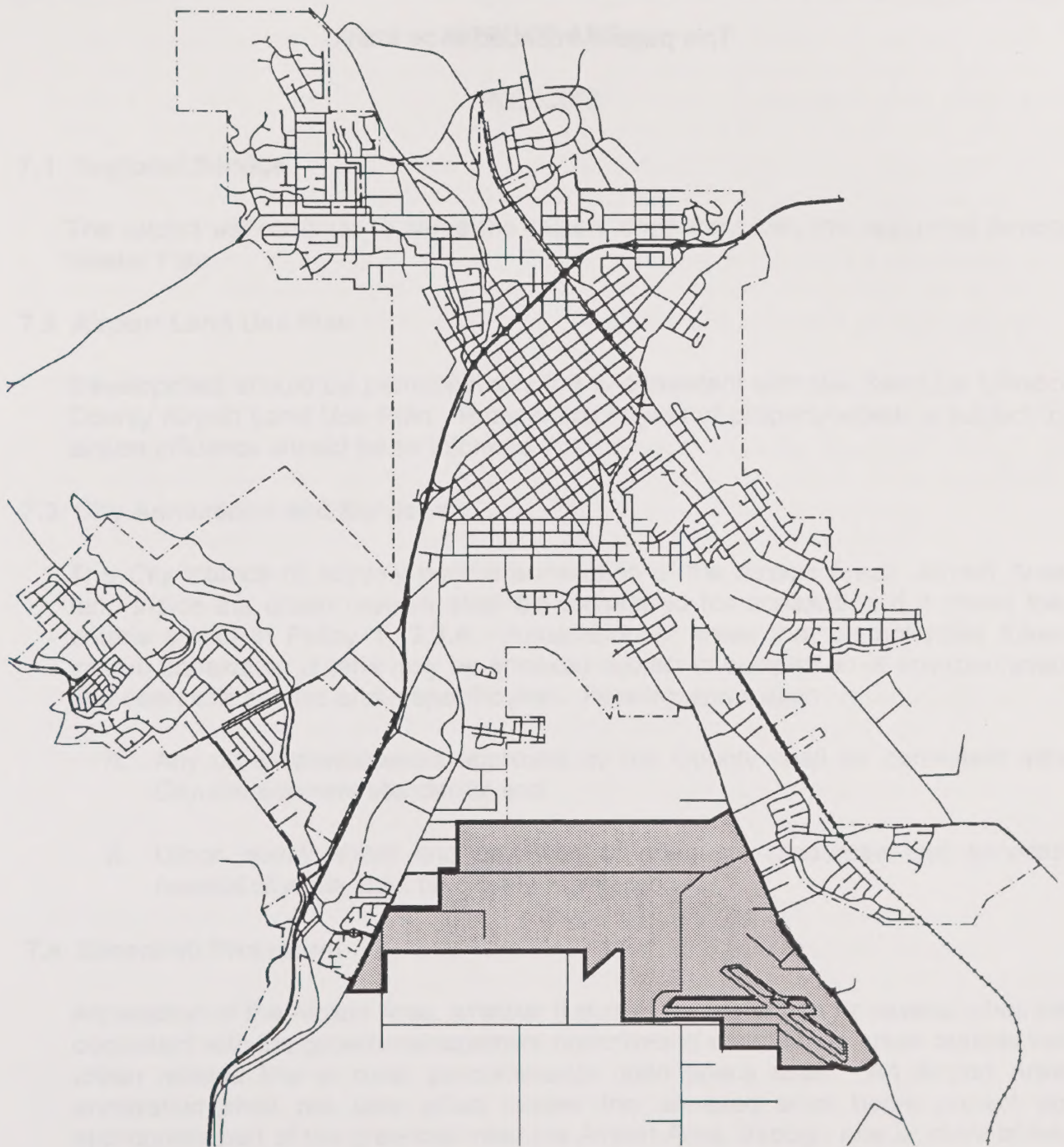


FIGURE 9 AIRPORT AREA



city of
san luis obispo



AIRPORT AREA

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AIRPORT AREA

POLICIES

7.1 Regional Service

The airport will continue to serve the region, consistent with the approved Airport Master Plan.

7.2 Airport Land Use Plan

Development should be permitted only if it is consistent with the San Luis Obispo County Airport Land Use Plan. Prospective buyers of property which is subject to airport influence should be so informed.

7.3 City Annexation and Services

The City intends to actively pursue annexation of the Airport Area. Airport Area land inside the urban reserve shall be considered for annexation if it meets the criteria stated in Policy 1.13.3.A. Annexation of areas that do not meet these interim annexation criteria may be annexed subject to completion of environmental and economic studies and a specific plan. Pending annexation:

- A. Any urban development approved by the County shall be consistent with City development standards; and
- B. Urban development and provision of adequate resources and services needed citywide shall be closely monitored.

7.4 Greenbelt Protection

Annexation of the Airport Area, whether it occurs as one action or several, shall be consistent with the growth management objectives of maintaining areas outside the urban reserve line in rural, predominantly open space uses. An Airport Area annexation shall not take effect unless the annexed area helps protect an appropriate part of the greenbelt near the Airport Area, through one or more of the following methods:

- A. Dedicating an open-space easement or fee ownership to the City or to a responsible land-conservation organization.
- B. Paying fees to the City in-lieu of dedication, which shall be used within a reasonable time to secure greenbelt open space near the Airport Area.

7.5 Internal Open Space

The areas designated for urban uses, but not necessarily each parcel, should include open areas as site amenities and to protect resources, consistent with the Open Space Element. In addition, wildlife corridors across the Airport Area shall be identified and preserved.

7.6 Development Before Annexation

- A. Areas which are designated for eventual urban development may be developed during the interim with *rural residential* or *rural commercial* uses. In such areas, County development standards and discretionary review should assure that projects will not preclude options for future urban development consistent with the City's planning policies and standards. Before any discretionary County land-use or land-division approval for such areas, a development plan for the site should be prepared, showing that circulation, water and other utility, and drainage proposals will be compatible with future annexation and urban development.
- B. Any development within the urban reserve approved by the County prior to annexation should comply with City standards for roadway cross-sections, bus stops, walking and bicycle paths, landscaping, view protection, setbacks, preferred site layouts, and architectural character.

7.7 Transit Service

Transit service linking development sites with the citywide bus system should be provided concurrent with any additional urban development in the Airport Area.

7.8 Specific Plan

The City will prepare a specific plan for land uses, habitat protection, circulation, utilities, and drainage within the Airport Area.

7.9 Business Parks

7.9.1 Location and Uses *Business parks* may be developed in areas designated for them. Business parks are to accommodate research and development and light manufacturing in a campus like setting. They should provide high quality design of public and private facilities. Land designated for a business park should not be further divided or developed until the City annexes the area and approves a master plan for the business park.

7.9.2 Building Intensity Building location and intensity standards will be provided in a specific plan for each business park. The ratio of building floor area to site area shall not exceed 1.0. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Dwellings may be provided only as caretaker quarters or as part of a specially approved mixed-use development. The appropriate residential density would be set considering the maximum residential density allowed in any neighboring residential area. (Also, see the residential section for policies on density bonuses for affordable housing.)

7.10 Recreation Area

The large Recreation space shown in the Airport Area is to be a golf course or other outdoor recreational use such as sports fields, irrigated with non-potable (probably reclaimed) water.

PROGRAMS

7.11 Specific Plan

The City will work with Airport Area property owners to complete a specific plan.

7.12 Airline Service and Impacts

The City will work with the County to assure that airline services and conditions in the vicinity of the airport are consistent with the Circulation Element policies.

7.13 Growth Management

The City will annex the area and accommodate incremental development consistent with the growth management policies, including those concerning adequacy of resources and services and development paying its own way.

7.14 Open Space Dedication and In-lieu Fees

In approving development proposals, the City will assure that Airport Area properties secure protection for any on-site resources as identified in the Open Space Element. These properties, to help maintain the greenbelt, shall also secure open space protection for any contiguous, commonly owned land outside the urban reserve. If it is not feasible to directly obtain protection for such land, fees in lieu of dedication shall be paid when the property is developed, to help secure the greenbelt in the area south of the City's southerly urban reserve line. The City shall set fee levels that would be appropriate in-lieu of open space dedication.

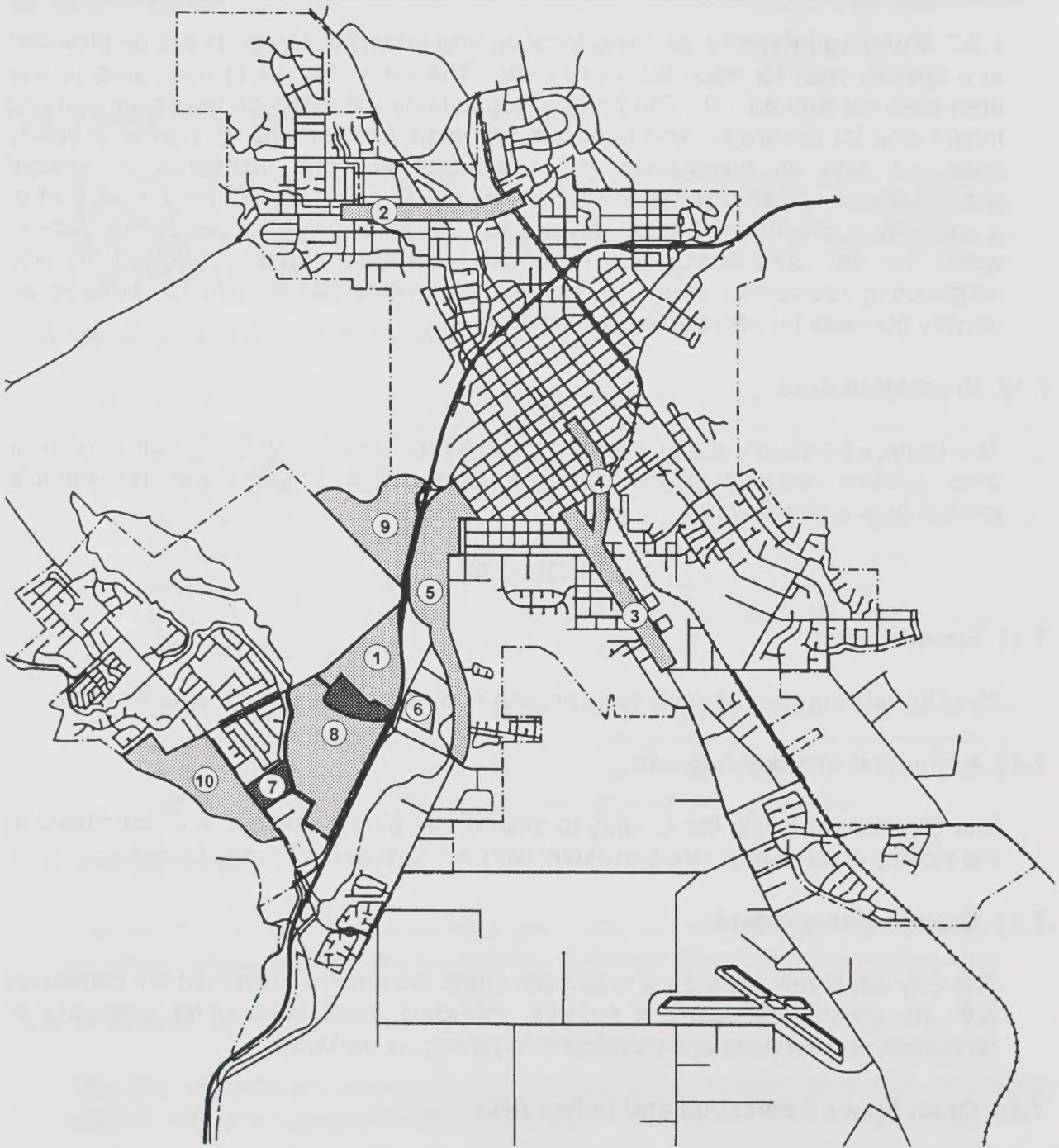
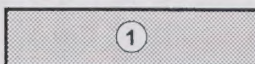


FIGURE 10 OPTION USE & SPECIAL DESIGN AREAS



city of
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①

NUMBERED AREA - SEE TEXT



ADJACENT AREAS OVERLAP

OPTIONAL USE & SPECIAL DESIGN AREAS

INTRODUCTION

In and near the City are several areas where it is appropriate to consider a range or mix of uses which do not correspond with any one open-space, residential, commercial, or public designation used by this element. However, a particular use or mix of uses may not be desirable unless it is chosen in combination with a specific physical design which solves problems of relationships between activities within the site, and between the site and its neighbors. In addition, there are areas where special design concepts can help revitalization efforts. In *optional use and special design areas*, the City intends to do one or both of the following:

(A) Make a choice about appropriate land uses based on information which will become available. In some cases, the choice will be connected with approval of a development plan, possibly with customized limits on specific activities and requirements for off-site improvements or dedications.

(B) Encourage innovative design concepts which help revitalize and beautify the area.

Each optional use and special design area that is mostly open land may be designated Interim Open Space until the City approves a plan for use of the area.

Optional use and special design areas are designated by number on the General Plan Land Use Map, and are indicated on Figure 10. These areas and the guidelines for their development are listed below. (The number following the decimal point corresponds to the map number.)

POLICIES

In areas 8.1 through 8.5, renovation of streetscapes, landscaping, and building facades is encouraged. The City should work with property owners to prepare area plans containing design guidelines and implementation programs. Programs may include implementation incentives, such as variations from development standards or loan funds.

8.1 Madonna Road Regional Shopping Area

8.2 Foothill Boulevard Area

8.3 Broad Street Area

8.4 Santa Barbara Street Area

8.5 Mid-Higuera Area

The City will prepare and adopt a plan for this multi-block commercial area showing any desired street and driveway changes, flood mitigation measures, and opportunities for a linear park along San Luis Obispo Creek. The plan could also serve as a "conceptual redevelopment plan," guiding private construction on sites affected by any widening of Higuera Street or San Luis Obispo Creek. (See also policy 3.1.4)

8.6 Drive-in Theater Area

This 25-acre area should be further developed only if flooding can be mitigated without significant harm to San Luis Obispo Creek. Until flood hazards are mitigated, continued agricultural use and low-intensity recreational use are appropriate. Any use drawing substantial regional traffic also depends on providing a full interchange at Prado Road and extending Prado Road to connect with Madonna Road.

Once flooding and access issues are resolved, and agricultural preservation requirements are met, the area would be suitable for government agencies' regional offices (see also policy 5.1.6).

8.7 Los Osos Valley Gap

This 16-acre site should be developed if land in common ownership to the east is permanently preserved as open space. The following are possible uses for the area designated Interim Open Space.

- Vehicle sales;
- Multifamily housing;
- An open space corridor, trail, or both, to connect Laguna Lake Park and Prefumo Creek with the Irish Hills.

8.8 Dalidio-Madonna-McBride Area

This approximately 180-acre area of prime farm land bounded by Madonna Road, Highway 101, Central Coast Plaza, and Prefumo Creek is in three ownerships. The City intends to preserve significant parts of this signature working agricultural landscape at the southern gateway to San Luis Obispo.

8.9 Madonna Area

8.9.1 This area may be developed further only if surrounding hillsides are permanently protected as open space. (See also hillside planning policy 6.2.6.K, page 73.)

8.9.2 Land southwest of the Bianchi ranch house driveway, designated Interim Open Space, may accommodate a generously landscaped, low-intensity extension of the existing tourist facilities. Development locations and building forms should respect the area's extraordinary visual quality and natural slopes, and should maintain views of the mountain from the highway and nearby neighborhoods.

8.9.3 The area immediately west of Highway 101 should be retained as an open space buffer.

8.9.4 Any plan for further development in this area must address reconfiguration of the Marsh Street interchange.

8.10 Irish Hills Area

This approximately 110-acre area extends from Los Osos Valley Road to the base of the Irish Hills, and from Madonna Road to Auto Park Way. It shall be zoned Conservation/Open Space upon annexation, and shall be zoned for appropriate urban districts upon approval of development plans.

8.10.1 About 38 acres northerly from the vicinity of the Garcia Drive intersection is designated Medium-Density Residential. This area may accommodate about 500 dwellings. There should be a range of housing types, with low-density, medium-density, and medium-high density development each occupying about one-third of the area.

While a specific plan is not required, development plans (described in policy 1.13.3) are required and should include the following:

- A. Street intersections consistent with the Circulation Element and no driveway access, to minimize disruption of traffic flow along Los Osos Valley Road.
- B. Pedestrian, bicycle, and vehicle access between any separate development sites, in addition to access provided by Los Osos Valley Road.

- C. Sufficient setbacks for traffic noise mitigation.
- D. Building heights, setbacks, and spacing to allow views of the Irish Hills from Los Osos Valley Road.
- E. Permanent open space protection of hill areas at least equal to the development area.

8.10.2 About 72 acres southerly from the vicinity of the Garcia Drive intersection is designated General Retail.

While a specific plan is not required, development plans (described in policy 1.13.3) are required and should include the following:

- A. Street intersections consistent with the Circulation Element and no driveway access, to minimize disruption of traffic flow along Los Osos Valley Road.
- B. Pedestrian, bicycle, and vehicle access integrating circulation among any separate development sites, in addition to access provided by Los Osos Valley Road.
- C. Building heights, setbacks, and spacing to allow views of the Irish Hills from Los Osos Valley Road.
- D. Permanent open space protection of hill areas at least equal to the development area.

REVIEW & AMENDMENT

9.1 Comprehensive Reviews

The City should conduct a comprehensive review of this element about every ten years, and at other times deemed necessary by the City Council, considering possible changes in citizen's preferences, technology, population characteristics, and regional plans.

9.2 Amendment Proposals

Amendments to this element, requested by citizens or deemed useful by the Planning Commission or the City Council, will be considered by the City. Such amendments should be considered in groups, not more than four times each year.

9.3 Annual Report

The City will prepare an annual report on the status of the general plan, during the first quarter of each calendar year, to include the following:

- A. A summary of private development activity and a brief analysis of how it helped meet general plan goals;
- B. A summary of major public projects and a brief analysis of how they contributed to meeting general plan goals;
- C. An overview of programs, and recommendations on any new approaches that may be necessary.
- D. A status report for each general plan program scheduled to be worked on during that year, including discussion of whether that program's realization is progressing on schedule, and recommendations for how it could better be kept on schedule if it is lagging;
- E. A status report on how the City is progressing with implementing its open space preservation policies and programs;
- F. Updated population or other information deemed important for the plan.

IMPLEMENTATION

Introduction

"Implementation" refers to all the City's actions to carry out the general plan. Besides the programs described in previous sections, the City uses the following means of implementing the Land Use Element. The City's actions under the following headings are to be consistent with the General Plan.

- 10.1 Zoning Regulations** consist of the zoning map, lists of uses allowed in certain zones, property-development standards such as maximum building height and minimum parking, and procedures intended to give the interests of development applicants and other citizens fair consideration.
- 10.2 Subdivision Regulations** cover the division of land into parcels which can be sold, and set basic standards for streets and utilities.
- 10.3 Architectural review** applies to the layout and outdoor appearance of new housing tracts, multifamily developments, hillside development, stores, offices, and manufacturing buildings, and remodeling of some downtown buildings and historical buildings.
- 10.4 Grading Regulations** limit the amount and methods of reshaping the ground to accommodate development.
- 10.5 Budgets** spell out how City funds will be obtained and spent, particularly the **capital improvement program**, a multiyear list of major facilities and equipment which the City will buy or build. The capital improvement program includes water sources and sewage treatment equipment, water and sewer lines, and streets and bridges. The Planning Commission reviews this program for conformity with the general plan.
- 10.6 Property management** covers buying land for new City facilities and for public open space, and selling or leasing land no longer needed for a City government function.
- 10.7 Development plans and specific plans** bridge between general policies and actual construction plans.

- 10.8 Public Planning** is a way for the City and its Citizens to help shape the City's future environmental quality. Before considering private proposals for a major development, such as a specific plan, special-design area, or a large subdivision or planned development not within a specific plan, the City should conduct an evaluation of environmental opportunities and constraints, to which a private proposal can respond. Features to be examined include toxic contamination, airport operations, ground slopes, seismic hazards, soil and groundwater characteristics, wildlife habitats, scenic values and impacts, agricultural values, open space preservation, aquatic ecosystems, air quality, sustainability impacts, road and rail traffic noise, water and sewer service limits, access and circulation, and historic and archaeological resources.
- 10.9 Environmental Review** is a formal way to inform the public and decision-makers of the expected consequences of their actions. Two common types of environmental documents are environmental impacts reports and "initial studies." Before considering private proposals for a major development, such as a specific plan or special-design area, the City should conduct an evaluation of environmental opportunities and constraints, to which a private proposal can respond. Features to be examined would include toxic contamination, airport operations, ground slopes, seismic hazards, soil and groundwater characteristics, significant wildlife habitats, road and rail traffic noise, water and sewer service limits, access and circulation, and historic and archaeological resources.
- 10.10 Communication**, ranging from informal staff discussions to letters from the City Council, lets other agencies know the City's position based on the general plan.

DEFINITIONS

Some terms unique to the General Plan or city planning activities are used. They are defined below. Generally, the first time each of these terms appears in the text, it is printed in *italics*.

Agriculture is the use of land for the production of food or fiber, or both, including (1) the growing of crops, or (2) the grazing of animals on naturally prime pasture or improved pasture land, or both (1) and (2).

Annexation is the extension of the City limits, to increase the area which is subject to City laws and, sometimes, eligible for City utilities and services. Annexations are acted on by the Local Agency Formation Commission, according procedures and standards in State law. This commission is made up of two members of the County Board of Supervisors, two members of councils of the cities within the County, and a public member.

Aquatic ecosystems are biological communities that have developed in and around creeks, Laguna Lake, floodplains, marshes, wetlands, serpentine seeps, and springs.

Arterial street is a major road connecting different areas of the City with each other and with highways. Driveway access is usually limited. (See also the Circulation Element.)

Business park is a master-planned, campus-like setting for research-and-development or light-manufacturing industries.

Building intensity is a measure of the amount of floor space in relation to site area. It is expressed as the ratio of gross building floor area to site area. For example, where a ratio of 1.0 is allowed, building floor area can equal site area. In this example, a one-story building could cover all of the site (except any required setbacks), a two-story building could cover one-half the site, or a three-story building could cover one-third of the site. (See also "density.")

Civic Center is a part of downtown where certain types of City and County government offices are to be concentrated.

Collector street is a street serving a neighborhood or subarea of the City, usually having only two lanes. See also the Circulation Element.

Commercial core is the part of downtown's commercial area where buildings generally cover whole parcels and there is little or no on-site parking. See Figure 3.

Creek is a waterway or portion of a waterway so designated on the Open Space Element "Creek Map," or other source as defined in the Open Space Element; creek includes a natural watercourse or altered natural watercourse where water flows in a definite channel, with a bed and banks.

Creek setbacks establish the minimum distance that development must be from a creek's physical top of bank or the outer edge of riparian vegetation, considering preservation of creek habitat and adequate space for natural changes and the storm design capacity, as provided in the Open Space Element.

Density describes how many things of a certain kind occupy an area of land. Density is often expressed as the number of residents, dwellings, or employees per acre. In this element, it means the maximum number of dwellings per acre that may be allowed. (See also "building intensity.")

Development limit line is a boundary, inside the urban reserve, between land to remain open and land which can be developed. It has been applied to certain hillsides.

Development plan is a plan for development of a certain site which has been rezoned under the "planned development" section of the City's Zoning Regulations. A development plan shows land uses, roads, utilities, building outlines, and development timing in more detail than the general plan, but not so precisely as construction plans.

Downtown is the central part of the City, generally bounded by Highway 101, the railroad, and High Street, including the commercial core and historic residential neighborhoods.

Expansion areas are places that the City has decided will be appropriate for urban development, generally next to and extending beyond the City limits at the time the plan was adopted. The relatively large major expansion areas are shown and named on the plan map. Some smaller expansion areas are also shown; others may be designated as the City identifies additional places which meet certain standards that make them appropriate for urban development.

General Retail is a commercial land-use category which includes specialty stores as well as department stores, restaurants, and some services such as banks.

Greenbelt is the essentially undeveloped open land beyond surrounding the City's urban reserve line, which maintains the City's rural setting and ecological integrity by preserving hillsides, agricultural land, wildlife and native plant habitat, and other open space.

Health-Care area is a district on Johnson Avenue where County and related private health-care facilities are to be located.

High-Density Residential is a land-use category for attached or closely spaced dwellings, usually in multistory buildings, for group housing, and for other uses that are supportive of and compatible with residential neighborhoods.

Hillside planning areas are places at the City's edges where a relatively precise boundary between potential development areas and open space has been drawn, and where special development standards apply.

Historical resources are places, buildings, or artifacts which represent periods in local history.

Infill is development on vacant sites which are essentially surrounded by urban development, and inside the city limits existing when this element was adopted.

Interim Open Space is a land-use category for areas which may be suitable for development someday but which should be kept open until certain constraints to development are overcome.

Local street is a street providing access to all or part of a neighborhood, and not carrying through traffic. See also the Circulation Element.

Low-Density Residential is a land-use category for dwellings that provide a sense of individual identity and neighborhood cohesion for the households occupying them, generally detached, one- or two-story buildings, with private outdoor space separating them from neighboring dwellings, and other uses which are supportive of and compatible with these dwellings.

Medium-Density Residential is a land-use category for dwellings that provide a sense of individual identity and neighborhood cohesion for the households occupying them, but in a more compact arrangement than Low-Density Residential. Such dwellings are generally one- or two-story detached buildings on small lots, or attached dwellings, with some private outdoor space for each dwelling. Other uses which are supportive of and compatible with these dwellings, such as parks, schools, and churches, may be permitted.

Medium-high-density residential is a land-use category for attached or closely spaced dwellings, usually in multistory buildings, for group housing, and for other uses that are supportive of and compatible with residential neighborhoods.

Neighborhood Commercial is a commercial land-use category for businesses which primarily meet the frequent shopping demands of people who live nearby, such as supermarkets and drug stores.

Office is a land-use category for professional and financial services, and related, supporting businesses.

Old Town means the part of downtown which includes the residential areas around the commercial core, where most original houses were built before 1940.

Open Space is land or water area which remains in a predominantly natural or undeveloped state, and is generally free of structures. Such lands protect and preserve the community's natural and historical resources, define the urban boundary, and provide visual and physical relief from urban development. Open spaces may consist of small portions of a parcel or large tracts of land. Such lands may include farming and grazing; creeks, marshes, watershed and floodplains; scenic resources; plant and animal habitat; historic and archaeological resources; and passive recreation areas.

Park is a land-use category for publicly owned parks.

Passive recreation means low-impact activities such as hiking, bird-watching, nature photography, trails, nature study, viewing stations, interpretive areas, and similar uses.

Planning area is the land within the city limits where the City can control development as well as the area outside the City limits where the City is particularly concerned with land use. See Figure 1.

Prime agricultural land means land which the U.S. Soil Conservation Service considers to be Class I or Class II. These soils have few or no limitations for growing crops due to slope, depth, texture, drainage, or inherent fertility.

Programs are actions which the City intends to take in pursuit of its goals and policies.

Public is a land-use category for government facilities, such as schools, offices, meeting rooms, police and fire stations, and maintenance yards.

Recreation is a land-use category for publicly or privately owned recreation facilities, either outdoors or buildings within a park-like setting.

Region generally means San Luis Obispo County.

Residential Neighborhood is a designation for the major residential expansion areas shown on the General Plan Land Use Map, which are to include a wide range of housing types and costs, and supporting uses such as small parks, elementary schools, and shopping and services to meet the daily demands of neighborhood residents.

Residential/Office is a potential land-use category for downtown neighborhoods which have started to make the transition from residential to office uses, where the City wants to assure that housing is protected or replaced as office development occurs.

Riparian means characteristic of creeks or their edges.

Rural commercial is an intensity of land-use in the airport area. Rural commercial includes farming as well as businesses which need a lot of space, which can be supported by on-site water supply and waste disposal rather than City water and sewer service, and which do not concentrate substantial numbers of employees or customers.

Rural Residential is a land-use category for one or fewer dwellings per ten acres, where City water and sewer services are not available.

Services and Manufacturing is a land-use category including repair and maintenance services, retailing of items such as vehicles and building materials, and light manufacturing.

Small residential care facility means a home for not more than six people who need supervision or help with daily activities.

Social services area is a district on South Higuera Street near Prado Road where government agencies providing income-maintenance and employment services are to be located.

Special design areas are sites where the general plan anticipates a broader range or mix of uses than would be allowed by the named land-use categories, and where those uses can be developed only as part of a development plan which solves certain problems.

Specialty store is one which offers a limited range of typically small consumer items to a wide market area, such as a shoe store, book store, or tobacco shop.

Specific plan is a document adopted by the City to show land uses, roads, utilities, other public facilities, and development timing in more detail than the general plan, but not so precisely as subdivision maps or construction plans.

Suburban Residential is a land-use category for not more than one dwelling per acre, where City water and sewer services are not available.

Tourist Commercial is a land-use category for businesses which primarily serve visitors and the traveling public, such as motels, gas stations, and restaurants.

Urban reserve line is the boundary between areas that the City has decided may be appropriate for urban development and land to remain in open-space and rural uses. Agricultural and open space uses may also be maintained within the urban reserve.

Urban use is a relatively intensive use of land which normally requires City water and sewer service; urban uses are nearly all the types of development accommodated in the following categories of this element: low-, medium-, medium-high, and high-density residential; neighborhood, tourist, and general-retail commercial; offices; services and manufacturing; business parks, and most public buildings.

Warehouse store is a large retail or wholesale store which sells items primarily in bulk quantities or containers, and which has minimal range of brands and minimal display space that is separate from storage areas.

Wetland is any area where one or more of the following attributes exist:

1. At least periodically, in years of normal rainfall, the plants are those which thrive only in water or saturated soil.
2. The substrate is predominantly undrained hydric soil as defined by the United States Soil Conservation Service.
3. Substrate other than soil is at least periodically saturated or covered by shallow water at some time during the growing season in each year of normal rainfall.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be carefully documented to ensure the integrity of the financial data. This includes recording dates, amounts, and the nature of the transactions.

The second part of the document provides a detailed breakdown of the company's revenue streams. It identifies the primary sources of income and analyzes their contribution to the overall financial performance. This section also includes a comparison of current revenue trends with historical data to identify patterns and growth opportunities.

The third part of the document focuses on the company's expenses and cost management strategies. It outlines the major categories of expenditures and discusses the measures taken to optimize costs without compromising the quality of products or services. This includes a review of procurement processes and the implementation of cost-saving initiatives.

The fourth part of the document presents a comprehensive analysis of the company's profit margins. It calculates the gross, operating, and net profit margins, providing insights into the company's operational efficiency and financial health. This section also includes a discussion of the factors that influence profitability and the company's strategies to enhance its bottom line.

The fifth and final part of the document provides a summary of the key findings and conclusions drawn from the financial analysis. It highlights the company's strengths, identifies areas for improvement, and offers recommendations for future financial planning and strategic decision-making. The document concludes by reaffirming the company's commitment to transparency and financial responsibility.

RESOLUTION NO. 8332 (1994 SERIES)

A RESOLUTION OF THE SAN LUIS OBISPO CITY COUNCIL MAKING ENVIRONMENTAL DETERMINATIONS, ADOPTING A REVISED LAND USE ELEMENT OF THE GENERAL PLAN, AND APPROVING A GUIDE TO ZONING CONSISTENCY

The Council of the City of San Luis Obispo resolves as follows:

1. Record of Proceedings

The City Council has reviewed and considered the Planning Commission recommendation, the staff recommendation, correspondence, and public testimony concerning the revised Land Use Element. Council also has received the Planning Commission recommendation, the staff recommendation, and background material for the Circulation Element update. The Council has reviewed and considered the draft Environmental Impact Report (EIR), EIR Supplement, and comments and responses on them. These environmental documents covered both the Land Use Element update and the Circulation Element update. These items are on file in the office of the City Clerk.

The City Council conducted eleven public hearings during April through July 1994 concerning the Land Use Element update. The minutes of those hearings indicate Council members' votes on particular components of the revised element which may differ from the vote on this Resolution.

2. Public and Agency Review

Drafts of the revised Land Use Element have been widely available for review and comment by interested agencies and individuals. Copies have been provided to the San Luis Obispo City-County Library and the Cal Poly Library. Copies have been provided to agencies whose jurisdiction is related to planning within the area, including the County of San Luis Obispo, the County Airport Land Use Commission, the Local Agency Formation Commission, the Council of Governments, and California Polytechnic State University.

3. Certification of Environmental Impact Report

The project for preparing the draft Environmental Impact Report (EIR) was the 1992 drafts of the Land Use and Circulation Element updates. These drafts were reviewed by the City Council who approved them for use as the project for the EIR.

The draft EIR (State Clearinghouse No. 92101006) and an EIR Supplement have been prepared and circulated for public and agency comment, and responses to substantial environmental issues have been prepared, all pursuant to the California Environmental Quality Act ("CEQA") and the State and City CEQA Guidelines.

The final EIR consists of the following parts:

- A. The draft Environmental Impact Report ("EIR"), January 1993;
- B. Comments and responses for the draft EIR, as presented to the Planning Commission May 5, 1993, including evaluation of an alternative corresponding with build-out of the previously adopted Land Use Element;
- C. The draft Environmental Impact Report Supplement ("Supplement"), September 1993, concerning certain land use alternatives;
- D. Comments and responses for the draft EIR Supplement, as presented to the Planning Commission December 1, 1993.
- E. A list of persons, organizations, and public agencies commenting on the draft EIR and EIR Supplement.

Council hereby finds that it was not necessary to recirculate the draft EIR with the alternative of building out the adopted Land Use Element, because the impacts of that alternative were of the same in kind, and within the range of severity, of impacts associated with other alternatives evaluated in the draft EIR, as demonstrated in the response to comments.

Council has considered how changes to the Land Use Element proposed during the hearings may affect the environment, and has determined that further environmental review is not needed because the adopted element corresponds with the project and alternatives evaluated in the draft EIR and Supplement. Council finds that the final EIR addresses all potential environmental impacts in sufficient detail. Mitigation measures to reduce potential impacts to a level of insignificance will be implemented, or overriding considerations exist which justify approval of the project despite potentially significant impacts, as fully set forth in Part 4 below.

Council hereby certifies the final EIR. A copy of this Resolution, indicating the approved mitigation and monitoring program, shall be published as part of the final EIR.

4. Status of Environmental Impacts, Mitigation and Monitoring, and Overriding Considerations

Council hereby determines that the status of impacts is as follows, for the Land Use Element.

Council finds that certain standard mitigations, mainly in the form of adopted City policies and standards, and the requirements of other agencies, will not be changed by adoption of the revised Land Use Element, and will remain in effect to help reduce impacts resulting from development consistent with the Land Use Element. These standard mitigations have been summarized under the discussion of "regulatory environment" within the EIR.

The draft EIR, Supplement, and comments and responses covered the Land Use Element update and the Circulation Element update. The Circulation Element update is to be adopted by separate Council action. When the revised Circulation Element is adopted, Council will make additional determinations concerning that element. Any changes to the Circulation Element, which would result in potentially significant impacts not adequately addressed in the EIR hereby being certified, will require supplemental environmental review. Likewise, any changes to the Circulation Element which would reduce the effectiveness of mitigation for circulation-related impacts will require further determination by the City Council when that element is adopted.

A. Not significant with project as proposed; no special monitoring of mitigation measures required or proposed:

- (1) Street character;
- (2) Park land availability;
- (3) Wildland fire hazard;
- (4) Electrical power service;
- (5) Natural gas service;

B. Not significant with mitigation as recommended by the draft EIR or EIR Supplement:

Note: Monitoring of approved mitigation measures will be provided through the annual report on implementation of the General Plan, in addition to any other reports noted below.

- (1) Pedestrian obstruction by sound walls

Mitigation summary: Policy 2.2.12.H modified.

Monitoring: City will avoid noise walls in major expansion areas, and review plans for sound walls in other developments.

- (2) Land use at Vachell Lane extension: *Circulation Element issue* (extension recommended to be eliminated).
- (3) Land use at South Street extension: *Circulation Element issue* (Planning Commission recommends extension be eliminated; Public Works Department recommends that it be included; see item D.9 below).
- (4) Transit service not adequate for expansion areas
Mitigation summary: City will adopt, update, and implement Long Range Transit Plan.
Monitoring: City will consider transit plan when preparing specific plans for expansion areas.
- (5) Fire protection service demands and response time
Mitigation summary: City will make more efficient use of existing resources than assumed in EIR, hire additional personnel as needed, collect impact fees for new facilities, add/relocate fire station if needed, obtain County airport fire station (or reciprocal response agreement).
Monitoring: City will consider progress on mitigations before adopting budgets and specific plans.
- (6) Police protection service demands
Mitigation summary: City will hire additional personnel as substation if warranted needed, collect impact fees for new facilities, add.
Monitoring: City will consider progress on mitigations before adopting budgets and specific plans.
- (7) General City governmental service demands (excluding utilities)
Mitigation summary: City will improve productivity, and hire additional personnel as needed.
Monitoring: City will review service levels before adopting budgets and specific plans.
- (8) School facilities adequacy
Mitigation summary: School District will use "Measure A" bond funds and impact fees, and specific plans for expansion areas will provide for dedication of school sites.
Monitoring: City and School District will consider progress on mitigations before adopting specific plans and budgets.

(9) Wastewater (sewage) collection and treatment demands

Mitigation summary: City will expand treatment capacity, funded by impact fees; collection system will be expanded, with developer installation, impact fees, or special assessments.

Monitoring: City will consider progress on mitigations before adopting specific plans and development approvals.

(10) Construction noise

Mitigation summary: City will limit construction hours, require equipment maintenance and operation limits, and portable noise barriers.

Monitoring: City will establish or revise standard contract provisions for its own projects and conditions of approval for other projects.

(11) Traffic noise levels - existing and new streets

Mitigation summary: City will reduce traffic speeds through limits or physical features, and require developments to attenuate noise through setbacks, berms, or walls.

Monitoring: City will conduct project-level environmental assessments and check development plans.

(12) Stationary (commercial, industrial) noise sources [See also C(3) below]

Mitigation summary: City will require developments to attenuate noise through site arrangement and setbacks, walls, limits on hours of operations or loading/delivery.

Monitoring: City will conduct project-level environmental assessments and check development plans.

(13) Indoor noise levels from airport operations

Mitigation summary: City will require developments to attenuate noise as provided in Noise Element design standards.

Monitoring: City will conduct project-level environmental assessments and check development plans.

(14) Construction air pollution

Mitigation summary: City and Air Pollution Control District (APCD) will require developments to control dust and combustion emissions.

Monitoring: City will conduct project-level environmental assessments, check development plans, inspect work in progress.

(15) Santa Rosa park carbon monoxide (CO) concentration

Mitigation summary: City will relocate existing play equipment closer to parking area when it needs to be replaced.

Monitoring: City will request APCD to measure CO at proposed play equipment location to verify acceptability before relocating.

(16) Construction water quality impacts, and

(17) Oil/grease in urban runoff

Mitigation summary: Regional Water Quality Control Board will administer permits for projects disturbing more than five acres; City will require buffer along waterways in expansion areas.

Monitoring: No separate monitoring required.

(18) Flooding in expansion areas

Mitigation summary: City will establish adequate creek setbacks in expansion areas.

Monitoring: Adequate setbacks will be determined in specific plans.

(19) Biological resources (excluding Sacramento Drive extension)

Mitigation summary: City will implement (1) "biological resource protection program" for proposed development sites, (2) riparian and wetland mitigation, (3) sensitive flora taxa preservation, (4) coastal sage scrub restoration and limited fire hazard fuel modification, and (5) revised landscaping guidelines to include native plants and exclude invasive nonnative plants.

Monitoring: City will conduct CEQA project review and implement Open Space Element; include tally of habitat types and amounts lost or restored in annual report on General Plan.

- (20) Aesthetics: noise walls, street facades, street & parking landscaping

Mitigation summary: City will revise architectural review guidelines for public and private projects, concerning noise walls, landscaping, and entry presentation; specific plans will establish setbacks in expansion areas.

Monitoring: General plan annual reports and Community Development Department two-year work programs.

- (21) High voltage power lines field exposure

Mitigation summary: City will establish program for notification of owners within 250 feet of power transmission line, and assure that specific plans for Margarita and Orcutt areas show school site separation in accordance with State standards.

Monitoring: General plan annual reports and environmental determinations for expansion area specific plans.

- (22) Growth inducement of road extensions in open space areas

Mitigation summary: General: policy 1.7 and 1.8 modified; Specific: some road extensions proposed to be eliminated.

Monitoring: Project-level environmental review.

- (23) Human health hazards - evacuation routes

Mitigation summary: County annual review and update of emergency response plan will include evacuation points and routes as development occurs in southern part of City.

Monitoring: Environmental review and plan approval for specific plans: Airport, Margarita, Orcutt.

- (24) Seismic and other geological hazard exposure - warehouse store merchandise in area of high ground shaking.

Mitigation summary: Assessment of shelf and merchandise stability and restraint system recommendations at time of building permit.

Monitoring: City plan check.

C. Not significant with mitigation revised from that recommended by draft EIR or Supplement; revised mitigation measures are found to address the same concerns to the same level as recommended, but in a manner more consistent with other City policies:

- (1) Water usage in San Luis Obispo area
Mitigation summary: Development of additional water supplies; no net increase in water use from new development until adequate supplemental supply is available (safe yield basis for planning); water conservation programs.
Monitoring: Annual water operations plan, quarterly and annual water allocation/offset report; project-level environmental review.
- (2) Land use - airport safety and outdoor noise exposure
Mitigation summary: Changes reflected in adopted Land Use Element Map; City will include protection in Airport Area, Margarita Area specific plans.
Monitoring: Specific plan environmental review; project-level environmental review, in case Airport Area Land Use Plan changes.
- (3) Noise exposure - commercial & industrial development
Mitigation summary: City will revise Zoning Regulations and Architectural Review Guidelines, with reference to Noise Element design standards.
Monitoring: City will conduct project-level environmental assessments and check development plans.
- (4) Water quality & flooding - natural drainage
Mitigation summary: Policy modified to reflect Open Space Element.
Monitoring: Project-level environmental review.
- (5) Water quality & flooding - porous paving
Mitigation summary: Modified policy (6.4.7) added to Land Use Element.
Monitoring: Project-level environmental review.
- (6) Cultural, archaeological resources
Mitigation summary: Modified policy (6.6.4) added to Land Use Element.
Monitoring: Project-level environmental review.

- (7) Aesthetics - scenic corridor standards
Mitigation summary: Adequately addressed by modified Land Use Element policies (1.7.5, 1.9.4, 6.0.3, 6.2.5)
Monitoring: Project-level environmental review.
- (8) Aesthetics - downtown building heights
Mitigation summary: Policy of draft Land Use Element retained.
Monitoring: Project-level environmental review.
- (9) Human health hazards - hazardous material routes
Mitigation summary: Modified policy (2.2.12.J) added to Land Use Element.
Monitoring: Project-level environmental review.
- (10) Utilities & resources - landfill capacity
Mitigation summary: Modified policy 1.15 added to Land Use Element.
Monitoring: Project-level environmental review.
- (11) Pedestrian safety
Mitigation summary: *Draft Circulation Element* policies revised to address concern.
Monitoring: City will review development projects, design its own facilities in conformance, and consider policies during preparation of capital budget.
- (12) Traffic - Highway 227 high occupancy vehicle lane
Mitigation summary: City will advocate that lanes added to regional highways be for high occupancy vehicles.
Monitoring: City will participate in Regional Transportation Plan updates.
- (13) Land use conflicts
Mitigation summary: Changes to Land Use Element map to minimize adjacency of residential and nonresidential uses in the Airport Area.
Monitoring: General plan annual reports and environmental determinations for expansion area specific plans.

D. Significant, adverse impacts, despite proposed mitigation, for which findings of overriding considerations are hereby made (numbered items below).

Throughout these findings, reference is made to "a reasonable share of anticipated regional growth." The determination of a reasonable share is based on the following facts. Determination of a reasonable share follows consideration of sometimes conflicting State policies and mandates, including protection of air quality and open space (including prime agricultural land), responding to the Regional Housing Needs Assessment, and following the intent of the California Environmental Quality Act.

- Additional population and economic activity can have adverse environmental impacts wherever they occur. Generally, those impacts are less severe if the growth is within or adjacent to an existing urban area, compared to growth in rural areas.
- State and County populations are projected to increase between one percent and two percent annually for the next thirty years, based on recent trends. The City alone cannot change those trends.
- The City's planned residential and nonresidential growth rates -- slightly more than one percent-- are at the low end of the range projected for the State and the County.
- The City's share of projected State and County growth is determined to be reasonable because the increase is not significantly higher or lower than the State or County increases. Growth rates which are higher or lower than planned by the City could attract to San Luis Obispo, or deflect from it, adverse environmental impacts associated with growth.

(1) Prime agricultural land conversion to urban use

Overriding consideration: Accommodating a reasonable share of anticipated regional growth within the urban reserve line, contiguous to existing development, while preserving land outside the urban reserve line.

- (2) Street widening land-use impact: Higuera Street, High to Marsh

Overriding consideration: Accommodating projected traffic levels (due to reasonable share of anticipated regional growth), at acceptable level of service, and providing a bike lane connection.

- (3) Street widening land-use impact: Santa Rosa Street, Olive to Foothill

Overriding consideration: Accommodating projected traffic levels (due to reasonable share of anticipated regional growth) at acceptable levels of service.

- (4) Statewide (cumulative) water usage increase

Overriding consideration: Accommodating a reasonable share of anticipated regional growth within the urban reserve line.

- (5) Aesthetics - change from rural to urban character

Overriding consideration: Accommodating a reasonable share of anticipated regional growth within the urban reserve line.

- (6) Traffic - unacceptable levels of service at certain major intersections and along most arterial streets

Overriding consideration: Accommodating projected traffic levels (due to reasonable share of anticipated regional growth), while avoiding significant land-use and aesthetic impacts that would follow from adding or widening roadways and changing intersections, and the City's inability to substantially change people's individual travel choices.

- (7) Biological and aesthetic impacts in riparian area - Sacramento Drive extension

Overriding consideration: Providing alternate traffic route (reduced arterial roadway congestion) and emergency access in a location where riparian impacts can largely be mitigated through on-site, in-kind enhancement of degraded riparian area.

Note: Council previously approved road extension in concept when acting on development plan for adjacent business park.

- (8) Population, employment, and housing - number of workers likely to increase more than number of residents, resulting in additional commuting, with secondary impacts to energy consumption, air pollution, and traffic levels of service.

Overriding consideration: Maintaining San Luis Obispo's fiscal health and hub role, and avoiding further expansion of residential development into open space areas.

- (9) Land use impacts at South Street extension

Overriding consideration: Providing emergency access to the Johnson Avenue area if the main fire station is located at Broad and South Streets and the Laurel Lane station is closed.

5. Internal Consistency

Council hereby determines that the revised Land Use Element and the proposed revision of the Circulation Element are consistent with all elements of the General Plan.

6. Conformance with State Law and Guidelines

Council hereby determines that the revised Land Use Element conforms with requirements of the California Government Code and the advisory General Plan Guidelines of the State Office of Planning and Research.

7. Regional Housing Opportunities

Council hereby finds that the revised Land Use Element does not contain a policy or program limiting the number of dwellings which may be constructed on an annual basis. However, by phasing the development of residential expansion areas in conformity with growth management goals, the revised Land Use Element may operate to limit the number of housing units which may be constructed within a period of years. In fulfilling the intent of California Government Code Section 65302.8, Council hereby makes the following findings:

- A. **Regional Housing Needs.** The City has determined that approximately 5,300 additional dwellings can be accommodated by the land use

designations and allowed densities contained within the Land Use Element, and that the intended growth rate will allow this capacity to be used within about twenty-five years. The City has further determined that the "Regional Housing Needs Assessment" assignment for San Luis Obispo of 5,128 dwellings by July 1, 1999, was based on inaccurate data and is neither appropriate nor achievable within the identified time frame.

The rate of population growth on which regional housing need allocations were based is not likely to be achieved, because of San Luis Obispo County's recessionary economic conditions from 1991 through 1994, State population projections, and resource constraints.

Through its General Plan, the City intends to manage residential and commercial growth so that new development occurs in an orderly manner and can be adequately served by utilities and public services like police, fire, schools, parks and recreation, and general government for the health, safety and welfare of its citizens. Modification of the Housing Element and Land Use Element policies to accommodate State-mandated growth targets would represent a fundamental policy shift, since both the previous and revised Land Use Elements encourage gradual development outward from the City center. Accommodating the City's assigned share of regional housing need by 1999 would exhaust the land and water resources designated in the General Plan to meet the City's residential needs over the next 25 years.

- B. **City Actions to Expand Housing Opportunities.** The City is undertaking programs and activities to expand housing opportunities for all income groups and for those working within the City, as specified in the draft Housing Element scheduled for adoption September 6, 1994. Further, the revised Land Use Element contains policies and programs which will expand housing opportunities for all income groups and for those working within the City, through provision of sites for additional multifamily housing within identified expansion areas and through density bonuses linked to transfer of development credits.
- C. **Public Health Safety, and Welfare.** Adoption of the revised Land Use Element will promote the public health, safety, and welfare by:
 - (1) Strengthening the City's long-term fiscal health so that the City can provide adequate levels of service;

- (2) Assuring that adequate resources and services needed for new development will be made available concurrent with that development;
- (3) Protecting the natural environment and air quality to the extent possible within a region where population increase is expected;
- (4) Maintaining or enhancing the relatively high level of services enjoyed by City residents;
- (5) Assimilating new residents at a pace which preserves the community's social fabric, safety, and established neighborhoods;
- (6) Promoting residents' opportunities for direct participation in City government and their sense of community.

D. **Limited Local Resources.** There are limited fiscal and environmental resources available to the City which can be devoted to meeting demands of additional residential development. Programs to remove or mitigate these constraints are discussed in the Housing Element and the Water and Wastewater Management Element. However, several constraints to housing production remain which cannot feasibly be overcome within the time frame of the Regional Housing Needs Assessment. These are:

- (1) *Availability of Water.* The City's growth projections assume that adequate resources and public services are available. Housing growth beyond the relatively small number of dwellings which can be built through the water offset (retrofit) program depends on successful City efforts to secure additional water supplies.
- (2) *Public Facilities and Services.* Schools, police and fire services, parks, and general City administration are currently considered marginally adequate to meet current needs, according to the EIR. To meet the City's assigned share of regional housing need would require 15 additional fire fighting personnel, 19 sworn police officers, and approximately 88 other full-time City staff; would generate demand for an additional 76 acres of neighborhood and district parks; and require additional faculty and classroom space to accommodate 2,364 students, assuming services are maintained

at current levels. The capital costs of meeting these public services needs under the plan would exceed the City's and school district's financial resources, and result in significant financial hardship and public safety impacts.

- (3) *Environmental Impacts.* According to the EIR, significant adverse impacts to circulation, agricultural land, and aesthetics are likely to result from accommodating the proposed residential growth. Although growth impacts cannot be entirely mitigated, the 25-year planning time frame allows development of additional mitigations or adjustments to the planned development capacity if proposed mitigations prove to be inadequate. Accommodating an equivalent amount of residential growth within the compressed time frame of the Regional Housing Needs Assessment would result in significant adverse impacts and threaten public health and safety due to inadequate public facilities and services.
- (4) *Local Conditions Affecting Land Use.* Unique physical characteristics, including steep topography, the need to preserve prime agricultural lands within and adjacent to the City, and the unique visual qualities of the City's volcanic morros and open spaces have guided the City's land use and planning policies.

8. Repeal of Previous Element

The 1977 General Plan Urban Land Use and Growth Management Element, as amended, is hereby repealed, on the effective date of the revised Land Use Element.

9. Adoption of Revised Element

The revised Land Use Element, consisting of a text and maps dated August 1994, on file in the City Clerk's Office, is hereby adopted.

10. Publication and Availability

The Community Development Director shall cause the newly adopted element to be published and provided to City officials, concerned agencies, and public libraries, and to be made available to the public at a cost not to exceed the cost of reproduction.

11. Effective Date

The newly adopted element shall be effective on the thirtieth day after passage of this Resolution.

12. Zoning Consistency

The Council intends, within a reasonable time of adopting the revised Land Use Element, to make the Zoning Regulations and the official zone map consistent with the revised element. Because some names of land use districts are being added or changed, Council hereby approves the following as a guide to zoning consistency, pending a comprehensive revision of the Zoning Regulations and official zone map.

Land Use District	Consistent Zones
Open Space	Conservation/Open Space (C/OS)
Interim Open Space	Conservation/Open Space (C/OS)
Recreation	Conservation/Open Space (C/OS), Public Facility (PF), or either of the following zones limited by a Special Considerations (S), Planned Development (PD), or Specific Plan (SP) overlay zone: Service Commercial (C-S) or Manufacturing (M)
Park	Conservation/Open Space (C/OS) or Public Facility(PF)
Rural Residential	No equivalent City zone <i>County</i> "Residential - Rural")
Suburban Residential	No equivalent Cityzone (<i>County</i> "Residential -Suburban")
Low Density Residential	Low Density Residential (R-1)
Medium Density Residential	Medium Density Residential (R-2)
Medium High Density Residential	Medium-High Density Residential (R-3)
High Density Residential	High Density Residential (R-4)
Residential Neighborhood	Conservation/Open Space (C/OS), or any of the following zones combined with the Specific Plan (SP) zone: PF, R-1, R-2, R-3, R-4, or Neighborhood Commercial (C-N)
Neighborhood Commercial	Neighborhood Commercial (C-N)
Tourist Commercial	Tourist Commercial (C-T)
General Retail	Retail Commercial (C-R) or Central Commercial (C-C)
Office	Office (O)

Services and Manufacturing Service Commercial (C-S) or Manufacturing (M)

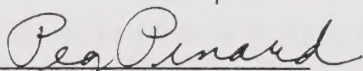
Business Park Any of the following zones combined with Planned Development (PD) or Specific Plan (SP): O, C-S, or M.

Public Public Facility (PF)

On motion of Settle, seconded by Roalman, and on the following roll call vote:

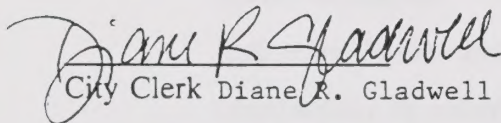
AYES: Vice Mayor Settle, Council Members Roalman, Rappa, and Mayor Pinard
NOES: Council Member Romero
ABSENT: None

the foregoing resolution was passed and adopted this 23rd day of August, 1994.



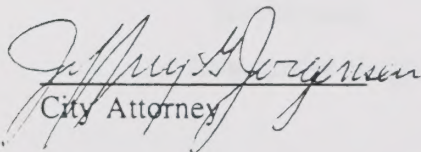
Mayor Peg Pinard

ATTEST:



City Clerk Diane R. Gladwell

APPROVED:



City Attorney

LUE-ADPT.RES



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